5/S

GOVERNMENT INFORMATION CENTER
SAN FRANCISCO PUBLIC LIBRARY

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library

JUL 25 2008

SAN FRANCISCO PUBLIC LIBRARY
3 1223 04427 5593

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
JAN 10 1991
SAN FRANCISCO
PUBLIC LIBRARY

changed to "1991"
January 7, 1990

PUBLIC NOTICE

At 4:00 pm on Thursday, January 10, 1991 at 440 Turk Street, San Francisco, CA, the Commission of the Housing Authority of the City and County of San Francisco will convene in Closed Session to discuss a personnel matter pursuant to Government Code Sections 54957 and 54957.6. Immediately thereafter, at the same place, the Commission will convene its regularly scheduled meeting.

David Gilmore
Secretary/Executive Director

3 1223 04427 5593

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 10, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

DOCUMENTS DEPT.
JAN 1 0 1991
SAN FRANCISCO PUBLIC LIBRARY

1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

(a) Report of action taken in Closed Session, if any

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Enter into a Contract with Hopkins Heating and Cooling, Inc. for the Rehabilitation of Boiler Rooms at Ping Yuen, CAL 1-15, in the Amount of $182,900.00

(b) Resolution - Authorizing the Executive Director to Enter into a Contract with O'Brien Mechanical, Inc. for the Rehabilitation of Two Boiler Rooms at Valencia Gardens, CAL 1-4, in the Amount of $127,000.00

(c) Resolution - Authorizing the Executive Director to Execute a Contract Agreement with OKM Associates, Inc. to Expand the Scope of the Comprehensive Plan for Management Improvements to include Secretarial Initiatives for the Additional Amount of $31,009.00

(d) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Two Rider Sweepers and Trailers from Tennant Company in an Amount not to Exceed $58,500.00

(e) Resolution - Authorizing the Execution of a Purchase Order for the Procurement of a Portable Air Compressor from Western Traction in an Amount not to Exceed $9,900.00

6 45229 SFPL: ECONO JRS
119 SFPL 07/07/00 61

10. NEW BUSINESS (cont'd):

(f) Resolution - Authorizing the Executive Director to Procure One Commercial Van from Serramonte Ford ($12,000), One Four Door Sedan from Ellis Brooks Chevrolet ($12,000) and Nine Four Door Sedans from S & C Ford ($83,000) during Fiscal Year 1990-91

(g) Resolution - Approving the Operating Budget Revision #1 for the 1990 Public Housing Drug Elimination Program for the Period October 1, 1989 to September 30, 1991

(h) Resolution - Authorizing the Executive Director to Enter into a Contractual Agreement with the Mayor's Public Safety Office to Coordinate Gang and Drug Prevention Activity with Youth and Young Adults at Target Sites for Calendar Year 1991 in an Amount not to Exceed $85,000

(i) Resolution - To Add Project No. CA39-E001-019 to the Existing Contract and to Terminate Project No. CA39-E001-001

(j) Resolution - To Increase the Budget Authority on Project No. CA39-E001-002 in the Amount of $7,628,095 Making the Total Budget Authority $21,973,210

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

65
3
0/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS DEPT.
JAN 24 199
SAN FRANCISCO
PUBLIC LIBRARY

Regular Meeting Held:
Thursday, January 10, 1990

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 10, 1990 at 4:00 p.m.

1. ROLL CALL:

Vice President Goode called the meeting to order at 4:43 p.m.

Roll call found the following members to be:

PRESENT: Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
Carlene Williams, Commissioner

ABSENT: Lewis Lillian, President
William Drypolcher, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Boileau moved to amend the agenda of January 10, 1991 to delete Item (d) under 10. NEW BUSINESS and Commissioner Reen seconded the motion.

The motion was UNANIMOUSLY APPROVED.

Commissioner Reen moved to approve the agenda of January 10, 1991 as amended and Commissioner Williams seconded the motion.

The agenda of January 10, 1991 as amended was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Williams moved to approve the minutes of December 13, 1990 and Commissioner Reen seconded the motion.

The minutes of December 13, 1990 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

6. **COMMITTEE REPORT:**

None.

7. **REPORT OF COUNSEL:**

The Report of Counsel has been submitted in written form.

8. **TENANT REPRESENTATIVE REPORT:**

Ms. Alta Faye Scales presented the Tenant Representative Report. Ms. Scales made a statement for Ms. Cleola Richardson, PHTA President.

9. **UNFINISHED BUSINESS:**

Vice President Goode informed the audience that action taken in Closed Session included the reappointment of David I. Gilmore as Executive Director and Secretary/Treasurer for a second two-year term commencing May 8, 1991. The vote was UNANIMOUS and the text of the resolution adopted is as follows:

RESOLUTION NO. 3580

RESOLUTION AUTHORIZING THE EXECUTION OF AN EMPLOYMENT AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND MR. DAVID I. GILMORE

WHEREAS, on March 23, 1989, the Commission of the Housing Authority of the City and County of San Francisco approved Resolution No. 3294 appointing Mr. David I. Gilmore Executive Director of the Authority and Secretary/Treasurer of the Commission; and

WHEREAS, on April 27, 1989, the Commission of the Housing Authority of the City and County of San Francisco adopted Resolution No. 3308 approving an Employment Agreement between the Housing Authority of the City and County of San Francisco and David I. Gilmore effective May 8, 1989; and

WHEREAS, the Employment Agreement will expire on May 8, 1991; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco desires to continue to engage the services of Mr. Gilmore in the capacity of Executive Director and Secretary/Treasurer; and

WHEREAS, the Personnel Committee of the Commission has negotiated and reached agreement with Mr. Gilmore on the terms and conditions and has documented that agreement in the form of a comprehensive Employment Agreement and recommends its approval;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby approves the Employment Agreement between the Housing Authority of the City and County of San Francisco and Mr. David I. Gilmore, dated January 10, 1991, to be effective

May 8, 1991 and authorizes the President of the Commission to execute the Employment Agreement.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3581

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HOPKINS HEATING AND COOLING, INC. FOR THE REHABILITATION OF BOILER ROOMS AT PING YUEN, CAL 1-15, IN THE AMOUNT OF $182,900.00

WHEREAS, on November 27, 1990 this Authority advertised for bids to rehabilitate boiler rooms at Ping Yuen, Cal 1-15; and

WHEREAS, on December 18, 1990 the following seven bids were received and publicly opened and read aloud:

Bidder	Bid Amount
Hopkins Heating and Cooling, Inc.	$182,900.00
Schram Construction	214,250.00
N.V. Heathorn	218,431.00
E. Mitchell, Inc.	223,750.00
Alart Mechanical	224,224.00
William Tracy Plumbing & Heating	234,000.00
O'Brien Mechanical	247,770.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-913, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Hopkins Heating and Cooling, Inc. in the amount of $182,900.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3581 and Commissioner Williams seconded the motion.

Resolution No. 3581 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3582

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH O'BRIEN MECHANICAL, INC. FOR THE REHABILITATION OF TWO BOILER ROOMS AT VALENCIA GARDENS, CAL 1-4, IN THE AMOUNT OF $127,000.00

WHEREAS, on November 19, 1990 this Authority advertised for bids to rehabilitate two boiler rooms at Valencia Gardens, CAL 1-4; and

WHEREAS, on December 11, 1990 the following seven bids were received and publicly opened and read aloud.

Bidder	Bid Amount
O'Brien Mechanical, Inc.	$127,000.00
Schram Construction	139,946.00
Alart Mechanical	151,316.00
E. Mitchell, Inc.	189,981.00
Hopkins Heating and Cooling	191,454.00
TRI Valley Contractors	196,830.00
William Tracy Plumbing & heating	268,000.00

WHEREAS, the Authority has evaluated the bids and determined the low bidder to be a responsible contractor having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-913, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to O'Brien Mechanical, Inc. in the amount of $127,000.00

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3582 and Commissioner Chuck seconded the motion.

Resolution No. 3582 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO.3583
(as amended)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH OKM ASSOCIATES, INC. TO EXPAND THE SCOPE OF THE COMPREHENSIVE PLAN FOR MANAGEMENT IMPROVEMENTS TO INCLUDE SECRETARIAL INITIATIVES FOR THE ADDITIONAL AMOUNT OF $31,009.00

WHEREAS, the commission of the Housing Authority of the City and County of San Francisco authorized the execution of a contract with OKM Associates, Inc., in Resolution 3528, adopted on September 27,1990, to develop a Comprehensive Plan for Management Improvements for the Authority; and

WHEREAS, subsequent to the execution of this contract, the U.S. Department of Housing and Urban Development has instructed that the scope of this plan be expanded to include Secretarial Initiatives regarding Drug Elimination, Resident Management, Economic Development and Homeownership; and

WHEREAS, OKM Associates, Inc. has proposed to provide these additional services for an increased fee of $31,009.00; and

WHEREAS, the Authority has evaluated this proposal and found it to be fair and reasonable for the work involved; and

WHEREAS, the U.S. Department of Housing and Urban Development has authorized the execution of the Contract Amendment with OKM Associates, Inc. in the amount of $31,009.00; and

WHEREAS, sufficient funding is available in the CA-1-917, Comprehensive Improvement Assistance Program for these additional services.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute a contract Amendment for said work with OKM Associates, Inc. in the amount of $31,,009.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to amend Resolution No. 3583 to incorporate the word "instructed" and Commissioner Chuck seconded the motion.

The motion to amend was UNANIMOUSLY ADOPTED.

Commissioner Williams moved to adopt Resolution No. 3583 as amended and Commissioner Reen seconded the motion.

Resolution No. 3583 was UNANIMOUSLY ADOPTED as amended.

(e) RESOLUTION NO. 3584

RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR THE PROCUREMENT OF A PORTABLE AIR COMPRESSOR FROM WESTERN TRACTION IN AN AMOUNT NOT TO EXCEED $9,900.00

WHEREAS, Maintenance Operations requested the procurement of an air compressor for sandblasting, breaking concrete to access gas, water and sewer lines, and to assist in the removal of damaged concrete pavements when used in conjunction with other equipment; and

WHEREAS, the Authority solicited price quotes from an adequate number of qualified vendors for an air compressor meeting the specifications provided by Maintenance Operations; and

WHEREAS, price quotes were received from George M. Philpott Co., Western Traction and A & A Tool Equipment; and

western Traction was selected as the lowest, responsible, responsible bidder in accordance with procurement regulations under 24 CRR, part 85.36; and

WHEREAS, funding for the procurement of the air compressor is available as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order to procure an air compressor from Western Traction in an amount not to exceed $9,900.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3584 and Commissioner Williams seconded the motion.

Resolution No. 3584 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3585

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE ONE COMMERCIAL VAN FROM SERRAMONTE FORD ($12,000), ONE FOUR DOOR SEDAN FROM ELLIS BROOKS CHEVROLET ($12,000) AND NINE FOUR DOOR SEDANS FROM S & C FORD ($83,000) DURING FISCAL YEAR 1990-91

WHEREAS, the Authority scheduled the replacement of five sedans in its fleet motor pool that are in excess of ten (10) years old, and expanded its staff to provide additional services to both leased and conventional housing residents; and

WHEREAS, in order to adhere to the vehicle replacement schedule and for staff to meet performance requirements, in lieu of continued lease arrangements, bids were solicited for ten sedans and one commercial van (force account) in full and open competition per request for quotation 007-91; and

WHEREAS, Ellis Brooks Chevrolet was the lowest, responsive bidder on one mid-sized sedan; and

WHEREAS, Serramonte Ford was the lowest, responsive, responsible bidder on one commercial van; and

WHEREAS, S & C Ford was the lowest, responsive, responsible bidder on nine compact sedans; and

WHEREAS, the selection of the vendors named above was made in accordance with procurement regulations under 24 CFR, part 85.36; and

WHEREAS, funding for the procurement of one compact and one mid-sized sedan is available and allocated as part of the Section 8 budget for fiscal year 1990-91; funding for four compact sedans was approved as part of the Authority's operating budget for fiscal year 1990-91/ and funding for one commercial van is available from the Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Ellis Brooks Chevrolet for the procurement of one mid-sized sedan in an amount not to exceed $12,000.

2. The Executive Director is authorized to execute a purchase order with Serramonte Ford for the procurement of one commercial van in an amount not to exceed $12,000.00.

3. The Executive Director is authorized to execute a purchase order with S & C Ford for the procurement of five compact sedans in an amount not to exceed $46,100.00.

4. The Executive Director is authorized to execute a purchase order with S & C Ford for the procurement of two compact sedans in an amount not to exceed $18,450.00, subject to the availability of funding through CIAP for fiscal year 19900-91.

5. The Executive Director is authorized to execute a purchase order with S & C Ford for the procurement of two compact sedans in an amount not to exceed $18, 450.00, subject to the availability of funding through new Section 8 program allocations for fiscal year 1990-91.

6. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3585 and Commissioner Reen seconded the motion.

Resolution No. 3585 was ADOPTED with one ABSTENTION from Commissioner Boileau.

(g) RESOLUTION NO 3586

RESOLUTION APPROVING THE OPERATING BUDGET REVISION #1 FOR THE 1990 PUBLIC HOSING DRUG ELIMINATION PROGRAM FOR THE PERIOD OCTOBER 1, 1990 TO SEPTEMBER 30, 1991

WHEREAS, on November 11, 1990, the commission by Resolution No. 3559 adopted the Public Housing Drug Elimination Program Budget for the period of October 1, 1990 through September 30, 1991; and

WHEREAS, there is attached hereto and marked Exhibit "A," the Budget in summary form for the Public Housing Drug Elimination Program Revision #1 for the period of October 1, 1990 through September 30, 1991; and

WHEREAS, based on the needs of residents residing in public housing plagued by the drug element, these funds will be applied to the following programs;

1. **Project 1:**
   Drug Prevention/Intervention

2. **Project 2:**
   Drug Free Community

3. **Project 3:**
   Drug Recovery Support Program

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100% allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Regional Office.

2. Resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3586 and Commissioner Reen seconded the motion.

Resolution No. 3585 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3587

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE MAYOR'S PUBLIC SAFETY OFFICE TO COORDINATE GANG AND DRUG PREVENTION ACTIVITY WITH YOUTH AND YOUNG ADULTS AT TARGET SITES FOR CALENDAR YEAR 1991 IN AN AMOUNT NOT TO EXCEED $85,000

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to eliminate gang and drug-related activities in our developments and believes that by identifying and training young adults to assume positive leadership roles we can create a safer environment for our families; and

WHEREAS, the Authority has identified target sites for implementation of drug prevention and intervention activity; and

WHEREAS, the Mayor's Public Safety Office has been working with high risk youth to alleviate gang and drug activities and represents itself able to perform the services required by the Authority and the Authority finds the Contractor is so qualified; and

WHEREAS, funding for these services is provided for the Drug Elimination Grant for Fiscal Year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. **The Executive Director is authorized to execute a purchase order for and enter into a contractual agreement with the Mayor's Public Safety Office for the procurement of gang and drug prevention activity beginning January 1, 1991 through December 31, 1991 in an amount not to exceed $85,000.00.**

2. **This resolution shall become effective immediately.**

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3587 and Commissioner Chuck seconded the motion.

Resolution No. 3587 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3588

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government').

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (Jan. 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

Now therefore, be it resolved by the PHA, as follows:

1. The SUPERSEDING Part I Section 8 ACC and the New Part II of the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3588 and Commissioner Chuck seconded the motion.

Resolution No. 3588 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3589

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and county of San Francisco ("PHA") entered int a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New part Ii of the ACC, HUD 52520E (Jan. 1990, applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

Now, therefore, be it resolved by the PHA, as follows:

1. The SUPERSEDING Part I Section 8 ACC and the New part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress

the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3589 and Commissioner Williams seconded the motion.

Resolution No. 35899 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Vera E. Kennedy, Hunters View Tenant Assoc.
Jewel Green, Hunters View
Chester A. Brune, 430 Turk
Jan Allen
Eva Mae Williams, Plaza East
Brenda Stringer, Sunnydale Tenants Assoc.
Tiki Hadley, Alemany
Georgia Willette
Paul Bobo, Sunnydale
Peter Byrne
Dr. Francis J. Clauss
Robert Speer, PADS
Margaret A. Verges, PAACN

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of January 10, 1991 was adjourned at 6:35 p.m. The next regular meeting has been scheduled for January 24, 1991.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

JAN 24 199

SAN FRANCISCO
PUBLIC LIBRARY

January 18, 1991

PUBLIC NOTICE

At 3:00 pm on Thursday, January 24, 1991 at 440 Turk Street, San Francisco, CA, the Commission of the Housing Authority of the City and County of San Francisco will convene in Closed Session to discuss pending litigation matters pursuant to Government Code Sections 54956.9(a), (b)(1) and (c). To identify the litigation to be discussed pursuant to Government Code Section 54956.9(a) would jeopardize the ability of the Commission to conclude existing settlement discussions to its advantage. The Commission will convene its regularly scheduled meeting at 4:00 pm.

David Gilmore
Secretary/Executive Director

F
65
1
24/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JANUARY 24, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

DOCUMENTS DEPT.
JAN 24 199
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Commending Mr. Wilber Harrell on the Occasion of his Retirement

(b) Resolution - Authorizing the Executive Director to Attend the Council of Large Public Housing Authorities (CLPHA) Quarterly Meeting in Washington, DC on February 11-15, 1991

(c) Resolution - Ratifying Placement of the Boiler & Machinery and Data Processing Insurance Coverages by the Executive Director in the Amounts of $13,496.00 and $5,380.77, Respectively, for the Fiscal Year 1990-91

(d) Resolution - Authorizing the Execution of a Contract with Small Systems Computer Consultants for System 38 Programming ($45,000) during Fiscal Year 1990-91

(e) Resolution - Authorizing the Executive Director to Negotiate and Enter into Contracts with Applied Pest Management, Earl's Pest Control, The Pied Piper Exterminators and Rose Exterminator for Pest Control Services in an Amount not to Exceed $80,000.00 during Fiscal Year 1990-91

10. NEW BUSINESS (cont'd):

(f) Resolution - Authorizing the Executive Director to Negotiate and Enter into Contracts with Saagan Moving & Storage and Granny's Movers for the Relocation of Residents at the Alemany Development in an Amount not to Exceed $30,000.00 during Fiscal Year 1990-91

(g) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Two Rider Sweepers from Tennant Company in an Amount not to Exceed $41,000.00

(h) Resolution - Authorizing the Executive Director to Execute a Revision to the Purchase Order with Stewart Chevrolet for the Procurement of Pick-Up Truck with Utility Bodies in an Amount not to Exceed $33,000.00

(i) Resolution - For Approval of 2nd Amendment to J.F. Dayco Co. Contract for Professional Employment Services in the Amount of $30,720.00

(j) Resolution - For Approval of Proceed Order No. 9 in an Amount not to Exceed $10,000.00 at CAL 1-43, Yerba Buena Plaza, West for the Construction of 203 Apartments and Community Center

(k) Resolution - For Approval of Proceed Order No. 10 in an Amount not to Exceed $22,000.00 at CAL 1-43, Yerba Buena Plaza West, for the Construction of 203 Apartments and Community Center

(l) Resolution - Authorizing the Executive Director to Contract with the San Francisco Newspaper Agency to Place an Advertisement Seeking Proposals for the Moderate Rehabilitation Program in the Amount of $13,073.94

(m) Resolution - Authorizing the Executive Director to Contract with the San Francisco Newspaper Agency to Place an Advertisement for Homeless Applicants for Two Projects under the Moderate Rehabilitation Program in the Amount of $7,975.35

(n) Resolution - Authorizing the Executive Director to Execute a Memorandum of Understanding with the John Stewart Company to Manage the Peter Claver Community, a Moderate Rehabilitation Project in the Annual Amount of $3,840.00

(o) Resolution - Authorizing the Executive Director to Enter into a Personal Services Contract with the Ella Hill Hutch Community Center in an Amount not to Exceed $25,000.00

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
1/24/91

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: MINUTES
Thursday, January 24, 1991

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, January 24, 1991 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:07 p.m.

Roll call found the following members to be:

DOCUMENTS DEPT.
FEB 27 1991
PUBLIC LIBRARY

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Goode moved to approve the agenda of January 24, 1991 and Commissioner Williams seconded the motion.

The agenda of January 24, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of January 10, 1991 and Commissioner Reen seconded the motion.

The minutes of January 10, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Chuck reported that the Finance Committee met to discuss the Authority's fiscal status through December 31, 1990.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Ms. Richardson presented the following issues to the Commission: Ms. Kavanaugh and the Senior Citywide Council, Ella Hill Hutch Community Center, and PHTA's support of Resolution (o) of the meeting's agenda.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3590

RESOLUTION COMMENDING MR. WILBER HARRELL
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Wilber Harrell has retired from the Housing Authority of the City and County of San Francisco on December 28, 1990 after 39 years of service; and

WHEREAS, during his career as an employee he faithfully and diligently discharged his duties as a laborer; and

WHEREAS, Mr. Wilber Harrell has gained the respect of the Commission of this Authority, the staff and his fellow employees for his loyalty, efficiency and dedicated service;

NOW, THEREFORE, IT IS RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that this Commission extends to Mr. Wilber Harrell its appreciation for long and faithful service as well as its best wishes for a very happy retirement.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3590 and Commissioner Chuck seconded the motion.

Resolution No. 3590 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3591

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) QUARTERLY MEETING IN WASHINGTON, DC ON FEBRUARY 11-15, 1991

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, the Council of Large Public Housing Authorities (CLPHA) is holding its Quarterly Meeting in Washington, DC on February 11-15, 1991; and

WHEREAS, the Quarterly Meeting will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of the Executive Director at the aforementioned Quarterly Meeting is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to attend the aforementioned Quarterly Meeting on February 11-15, 1991.

2. Travel be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3591 and Commissioner Williams seconded the motion.

Resolution No. 3591 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3592

RESOLUTION RATIFYING PLACEMENT OF THE BOILER & MACHINERY AND DATA PROCESSING INSURANCE COVERAGE BY THE EXECUTIVE DIRECTOR IN THE AMOUNTS OF $13,496.00 AND $5,380.77, RESPECTIVELY, FOR THE FISCAL YEAR 1990-91

WHEREAS, Section 305, Part Two of the Annual Contribution Contract dated August 27, 1964 as amended between the Housing Authority of the City and County of San Francisco ("the Authority") and the US Department of Housing and Urban Development requires that the Authority insure all property and equipment against risks with respect to which insurance is commonly carried on similar property and equipment in the locality; and

WHEREAS, the Authority's Boiler and Machinery ("Boiler Insurance") coverage expired at 12:01 am, January 1, 1991 and the Data Processing coverage expired at 12:01 am, January 1, 1991; and

WHEREAS, the Authority, through its agents and staff, solicited several insurance companies to provide quotations for Boiler and Data Processing insurance that would cover all of the Authority's property at the most advantageous price; and

WHEREAS, the quote from the American Motorist Insurance Company of Long Grove, IL for the Boiler Insurance was the most reasonable under the current market conditions and most advantageous to the Authority and the terms of coverage will meet the federal requirements; and

WHEREAS, the quote from the Phoenix Assurance Company of Phoenix, AZ for the Data Processing insurance was the most reasonable under the current market conditions and most advantageous to the Authority and the terms of coverage will meet the federal requirements; and

WHEREAS, the Executive Director was required to place said insurance prior to the Commission meeting of January 24, 1991 to prevent the Authority's Boiler and Data Processing insurance coverage from lapsing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's action to place Boiler Insurance coverage with the American Motorist Insurance Company is ratified as well as the insurance premium for said coverage in the amount of $13,496.00.

2. The Executive Director's action to place Data Processing Insurance coverage with the Phoenix Assurance Company is ratified as well as the insurance premium for said coverage in the amount of $5,380.77.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3592 and Commissioner Reen seconded the motion.

Resolution No. 3592 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3593

RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH SMALL SYSTEMS COMPUTER CONSULTANTS FOR SYSTEM 38 PROGRAMMING ($45,000) DURING FISCAL YEAR 1990-91

WHEREAS, the Authority must maintain its System 38 software systems in a functional and responsive manner in order to perform its administrative duties and responsibilities; and

WHEREAS, the Authority conducted an in-house cost analysis on its RPG III programming requirements and the system's operating support functions and found that the most cost effective alternatives were to have knowledgeable and capable outside parties perform some of these required tasks on behalf of the agency; and

WHEREAS, the Authority evaluated the services of several competing firms for its programming and operating support functions and found that Small Systems Computer Consultants was the most qualified firm to perform advanced level RPG III programming tasks, cost and other factors considered; and

WHEREAS, in accordance with federal procurement regulations under 24 CFR, Part 85.36(d)(4)(i), the Authority may execute a contract with Small Systems Computer Consultants for the RPG III programming work being performed on the System 38; and

WHEREAS, funding for the services described herein is available from the operating budget of the Authority for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute a contract with Small Systems Computer Consultants for computer programming services in an amount not to exceed $45,000.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3593 and Commissioner Reen seconded the motion.

Resolution No. 3593 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3594

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO CONTRACTS WITH ALLIED PEST MANAGEMENT, EARL'S PEST CONTROL, THE PIED PIPER EXTERMINATORS AND ROSE EXTERMINATOR FOR PEST CONTROL SERVICES IN AN AMOUNT NOT TO EXCEED $80,000.00 DURING FISCAL YEAR 1990-91

WHEREAS, the Authority solicited bids for pest control services per its Request for Proposals number 002-91 in full and open competition; and

WHEREAS, the Authority formed a review committee consisting of residents and staff to evaluate and interview the respondents to the solicitation; and

WHEREAS, the Authority found the following respondents qualified and capable of performing pest control services for this agency: Applied Pest Management, Earl's Pest Control, The Pied Piper Exterminators and Rose Exterminator; and

WHEREAS, it is most advantageous for the Authority to contract with each of these firms to provide pest control services at designated developments, cost and other factor considered in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the services described above was approved by the Commission as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contract with Applied Pest Management, Earl's Pest Control, The Pied Piper Exterminators and Rose Exterminator for pest control services.

2. The total dollar amount for all contracts combined shall not exceed $80,000.00 during fiscal year 1990-91.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3594 and Commissioner Reen seconded the motion.

Resolution No. 3594 was ADOPTED with two NO votes from Commissioner Boileau and Commissioner Drypolcher.

(f) RESOLUTION NO. 3595

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO CONTRACTS WITH SAAGAN MOVING & STORAGE AND GRANNY'S MOVERS FOR THE RELOCATION OF RESIDENTS AT THE ALEMANY DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $30,000.00 DURING FISCAL YEAR 1990-91

WHEREAS, the Authority is presently engaged in a major renovation project at the Alemany housing development and must relocate residents in order to accommodate the work that is ongoing, as well as, to move tenants into completed units; and

WHEREAS, the Authority solicited bids, in full and open competition, for moving services related to the relocations and move-ins associated with the Alemany project, per its Request for Quotations (RFQ) 006-91; and

WHEREAS, the Authority received bids from Cunningham Moving and Storage, Granny's Movers and Saagan Moving and Storage; and

WHEREAS,the Authority evaluated the bids received in accordance with the criteria published in the RFQ and found that it is most advantageous for the agency, in compliance with procurement regulations under 24 CFR, Part 85.36, to negotiate contracts with Granny's Movers and Saagan Moving and Storage, cost and factors considered; and

WHEREAS, funding for the moving services is available from the Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into contracts with Saagan Moving and Storage and Granny's Movers to provide moving services to the residents of the Alemany housing development as part of the rehabilitation effort being conducted at that location.

2. The amount of funding for the services approved herein shall not exceed $30,000.00, in the aggregate, during fiscal year 1990-91.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3595 and Commissioner Reen seconded the motion.

Resolution No. 3595 was ADOPTED with two NO votes from Commissioner Boileau and Commissioner Drypolcher.

(g) RESOLUTION NO. 3596

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF TWO RIDER SWEEPERS FROM TENNANT COMPANY IN AN AMOUNT NOT TO EXCEED $41,000.00

WHEREAS, the Authority recognizes its need to maintain the grounds and landscape in its developments free from glass, garbage and other debris; and

WHEREAS, in an effort to assist Authority personnel in carrying out this responsibility, the agency solicited bids from an adequate number of qualified vendors under General Services Administration (GSA) contracts for the procurement of two sweepers; and

WHEREAS, the Authority received bids from Advanced Power Systems, Clarklift of San Francisco and Tennant Company; and

WHEREAS, the Authority selected the rider sweeper model number 275 from Tennant Company as the lowest, responsive, responsible bidder based on the prices submitted; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the bid should be awarded to Tennant Company; and

WHEREAS, funding for two rider sweepers is available from the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of two rider sweepers from Tennant Company during fiscal year 1990-91 in an amount not to exceed $41,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3596 and Commissioner Boileau seconded the motion.

Resolution No. 3596 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3597

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A REVISION TO THE PURCHASE ORDER WITH STEWART CHEVROLET FOR THE PROCUREMENT OF PICK-UP TRUCK WITH UTILITY BODIES IN AN AMOUNT NOT TO EXCEED $33,000.00

WHEREAS, the Authority solicited bids for maintenance vehicles per its Request for Quotation number 003-91 in an effort to comply with its vehicle replacement schedule; and

WHEREAS, Stewart Chevrolet was the lowest, responsive, responsible bidder for pick-up trucks with utility bodies pursuant to the bid; and

WHEREAS, the Board of Commissioners approved the procurement of such vehicles from Stewart Chevrolet on December 13, 1990 per Resolution No. 3573; and

WHEREAS, the total number of vehicles purchased from Stewart Chevrolet should have stated seven pick-up trucks with utility bodies instead of five pick-up trucks with utility bodies at an additional cost of $33,000.00; and

WHEREAS, funding for the procurement of the vehicles detailed above was approved by the Commission as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners authorizes the Executive Director to execute a revision to the purchase order with Stewart Chevrolet for the procurement of pick-up trucks with utility bodies in an amount not to exceed $33,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3597 and Commissioner Reen seconded the motion.

Resolution No. 3597 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3598

RESOLUTION FOR APPROVAL OF 2ND AMENDMENT TO J.F. DAYCO CO. CONTRACT FOR PROFESSIONAL EMPLOYMENT SERVICES IN THE AMOUNT OF $30,720.00

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," is completing a final phase of its boiler system construction program; and

WHEREAS, the Authority does not presently employ qualified, available personnel among its employees with proper experience to administer the Authority's routine responsibilities under the boiler system construction contracts; and

WHEREAS, the Authority's efforts to find available qualified personnel has not been successful; and

WHEREAS, the J.F. Dayco Co. proposed services of its contract employees and its services were found satisfactory; and

WHEREAS, the Authority entered into a limited-tenure, sole-source contract with J.F. Dayco Co., a minority-owned professional engineering placement agency, under the date of May 18, 1991 for employee placement services; and

WHEREAS, the time of engagement under the contract is now exhausted and the Authority desires to continue these services for approximately six (6) months additional to completion of the final two (2) construction projects; and

WHEREAS, funds for proposed extension are available in the CIAP CA 1-918 Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Amendment No. 2 to professional services contract with J.F. Dayco Co. for an amount not to exceed $30,720.00 is approved.

2. The Secretary/Executive Director is authorized to execute such amendment upon proper execution of all required documentation.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3598 and Commissioner Williams seconded the motion.

Resolution No. 3598 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3599

RESOLUTION FOR APPROVAL OF PROCEED ORDER NO. 9 IN AN AMOUNT NOT TO EXCEED $10,000.00 AT CAL 1-43, YERBA BUENA PLAZA WEST, FOR THE CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders for the construction of 203 Apartments and Community Center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority needed to add the scope of work described by Proceed Order No. 9 to this contract; and

WHEREAS, the Authority staff will monitor the proposed work and reported costs on time-and-material basis;

WHEREAS, funds in the amount of said Proceed Orders are available in CA39-P001-043.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. This resolution approval of Proceed Order No. 9 in an amount not to exceed $10,000.00 to Dow Builders is hereby approved.

2. The Executive Director is authorized to executed said Proceed Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3599 and Commissioner Reen seconded the motion.

Resolution No. 3599 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3600

RESOLUTION FOR APPROVAL OF PROCEED ORDER NO. 10 IN AN AMOUNT NOT TO EXCEED $22,000.00 AT CAL 1-43, YERBA BUENA PLAZA WEST, FOR THE CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Dow Builders for the construction of 203 Apartments and Community Center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority needed to add the scope of work described by Proceed Order No. 10 to this contract; and

WHEREAS, the Authority staff will monitor the proposed work and reported costs on time-and-material basis;

WHEREAS, funds in the amount of said Proceed Orders are available in CA39-P001-043.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. This resolution approval of Proceed Order No. 10 in an amount not to exceed $ 22,000.00 to DOW BUILDERS is hereby approved.

2. The Executive Director is authorized to executed said Proceed Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3600 and Commissioner Williams seconded the motion.

Resolution No. 3600 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 3601

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTRACT WITH THE SAN FRANCISCO NEWSPAPER AGENCY TO PLACE AN ADVERTISEMENT SEEKING PROPOSALS FOR THE MODERATE REHABILITATION PROGRAM IN THE AMOUNT OF $13,073.94

WHEREAS, the Department of Housing and Urban Development has approved 191 additional units under the Moderate Rehabilitation Program; and

WHEREAS, the Section 8 Moderate Rehabilitation Program requires the publication of Invitations for Proposals for two (2) days per week for three (3) consecutive weeks in a major newspaper of general circulation; and the San Francisco Chronicle/Examiner is the only newspaper in San Francisco which meets this criteria; and

WHEREAS, the cost of publishing said advertisement for the above stated period is $13,073.94; such cost is provided for in the preliminary fees appropriated along with this allocation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to contract with the San Francisco Newspaper Agency for said advertisement in the amount of $13,073.94.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3601 and Commissioner Reen seconded the motion.

Resolution No. 3601 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3602

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTRACT WITH THE SAN FRANCISCO NEWSPAPER AGENCY TO PLACE AN ADVERTISEMENT FOR HOMELESS APPLICANTS FOR TWO PROJECTS UNDER THE MODERATE REHABILITATION PROGRAM IN THE AMOUNT OF $7,975.35

WHEREAS, the Department of HUD has approved two (2) 60 unit SRO homeless projects under the Section 8 Moderate Rehabilitation Program for homeless individuals. This program is authorized under the Stewart B. McKinney Homeless Assistance Act; and

WHEREAS, the Section 8 Moderate Rehabilitation Program requires the publication of the advertisement in a newspaper of general circulation at least fifteen (15) days in advance of the application intake period, and the San Francisco Chronicle/Examiner is the only newspaper in San Francisco which meets this criteria; and

WHEREAS, the cost of publishing said advertisement for the above stated period is $7,975.35; such cost is provided for in the preliminary fees appropriated along with these allocations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to contract with the San Francisco Newspaper Agency for said advertisement in the amount of $7,975.35.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3602 and Commissioner Boileau seconded the motion.

Resolution No. 3602 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE JOHN STEWART COMPANY TO MANAGE THE PETER CLAVER COMMUNITY, A MODERATE REHABILITATION PROJECT, IN THE ANNUAL AMOUNT OF $3,840.00

Commissioner Boileau moved to table this item and Commissioner Goode seconded the motion. The motion was UNANIMOUSLY CARRIED.

(o) RESOLUTION NO. 3603

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A PERSONAL SERVICES CONTRACT WITH ELLA HILL HUTCH COMMUNITY CENTER IN AN AMOUNT NOT TO EXCEED $25,000.00

WHEREAS, the Housing Authority of the City and County of San Francisco ("the Authority") is in the process of developing a 203 unit low-income project in the Western Addition known as the Robert B. Pitts Plaza (the "project"); and

WHEREAS, the development of this project will generate a considerable number of jobs in construction activities; and

WHEREAS, the Authority desires that a significant number of its unemployed or underemployed resident of housing programs administered by the Authority ("Authority Residents") are place in these jobs; and

WHEREAS, the agency seeks a project area based non-profit community oriented organization to assist the Authority in facilitating the placement of Authority Residents in the above referenced jobs; and

WHEREAS, the Ella Hill Hutch Community Center is a qualified experienced project area based non-profit community center with the ability and availability to assist the Authority and was selected in accordance with small purchase procedures under 24 CFR, Part 85.36;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into an agreement with the Ella Hill Hutch Community Center ("EHHCC") to facilitate the placement of Authority Residents in construction jobs and related activities at the Project in an amount not to exceed $25,000.

2. The terms of said contract will require EHHCC to at a minimum:

   a. hire and supervise its own staff and provide equipment and supplies consistent with the above mentioned budgetary amount.

   b. provide, maintain and make available a single facility skills bank for use by and to serve contractors and sub-contractors engaged in the Project construction activities in meeting employment goals by identifying and locating Authority Residents; and also for use by and to serve as resource for skilled and unskilled minority group persons and women seeking employment on the construction project.

   c. provide, maintain and implement a training program coordinated with other private and public agencies to prepare and assist Authority Residents for entry into construction apprenticeship programs based on interest, capability and the availability of apprenticeship opportunities.

   d. coordinate with the Authority to assure that the contractors' and subcontractors' efforts will be consistent with the goals and requirement of affirmative action in employment as identified by the Authority.

   e. provide the Authority with accurate and complete monthly reports on all referrals and placements no later than the fifth day of each month.

   f. respond expeditiously to contractors' request for verifications of Authority Residents at assigned locations.

3. The terms of the agreement shall not exceed the construction period of the Project.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3603 and Commissioner Boileau seconded the motion.

Resolution No. 3603 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Abu Bakr
Salimah Sahar Bakr
Peter Byrne
Dr. Francis J. Clauss, SF Neighborhoods
Ricky Graham, WAPAC
Qusai Mahasin
Gary Rogers
Alta Scales, Alemany
Robert L. Speer, PADS
Brenda Stringer, Sunnydale Resident Assoc.
Margaret Verges, PAACN
Ace Washington, WAPAC
Sam Aaron Williams, San Francisco Quality Life Network

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of January 24, 1991 was adjourned at 6:43 p.m. The next regular meeting has been scheduled for February 14, 1990.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

February 11, 1991

AGENDA

PUBLIC NOTICE

Meeting Cancellation

The meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for Thursday, February 14, 1991 has been cancelled.

David Gilmore
Secretary/Executive Director

DOCUMENTS DEPT.
FEB 13 1991
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

FEB 27 1991

SAN FRANCISCO
PUBLIC LIBRARY

February 25, 1991

PUBLIC NOTICE

At 3:00 pm on Thursday, February 28, 1991 at 440 Turk Street, San Francisco, CA, the Commission of the Housing Authority of the City and County of San Francisco will convene in Closed Session to discuss pending litigation matters pursuant to Government Code Sections 54956.9(a), (b)(1) and (c). The Commission will convene its regularly scheduled meeting at the conclusion of the Closed Session but not prior to 4:00 pm.

David Gilmore
Secretary/Executive Director

SF
H65
#1
2/28/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, FEBRUARY 28, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
FEB 27 1991
PUBLIC LIBRARY

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Resolution Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $133,428.48

(b) Resolution - Authorizing the Executive Director to Negotiate and Execute a Contract with Hy-Tech Elevator Services for the Installation of Elevator Door Safety Edges at 666 Ellis Street (CAL 1-28) and 320/330 Clementina (CAL 1-21), and Vandalproof Auto Dialing Telephones in the Elevator Cabs at 666 Ellis Street in an Amount not to Exceed $15,591.00

(c) Resolution - For Approval of Change Order G-42 in the Amount of $230,970.07 to Ultrex Corporation for Rehabilitation Construction at CAL 1-16, Alemany Housing

(d) Resolution - Approving Proceed Nos. 4 through 11, inclusive, to Ultrex Corporation in the Total Amount of $205,749.50 for Rehabilitation Construction at CAL 1-16, Alemany Housing

(e) Resolution - Authorizing the Executive Director to Enter into a Contract with United States Elevator Company for the Modernization of Elevators at Projects CAL 1-5, Bernal Swellings and at CAL 1-18(2), Yerba Buena Plaza East, Phase I, in the Amount of $274,000.00

(f) Resolution - For Approval of Change Order Nos. G-59, G-60, G-61 and G-62 in the Amount of $90,530.00 at CAL 1-43, Yerba Buena Plaza West for the Construction of 203 Apartments and Community Center

(g) Resolution - Authorizing the Executive Director to Execute Purchase Orders for the Procurement of Lawn Maintenance Equipment from Brenner & Sons Mower Shop ($12,400.00) and Daly City Saw & Lawnmover, Inc. ($7,600.00) during Fiscal Year 1990-91

(h) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Interior and Exterior Door Locks from R and H Wholesale Hardware Corp. in an Amount not to Exceed $87,600.00

(i) Resolution - Authorizing the Executive Director to Negotiate and Enter into a Contract with Bell Atlantic Business System Services for the Maintenance of the IBM System 38 Equipment in an Amount not to Exceed $12,000.00 through September 30, 1991

(j) Resolution - Authorizing the Executive Director to Procure Two Sweeper Trailers from Action Trailer Sales in an Amount not to Exceed $13,800.00 during Fiscal Year 1990-91

(k) Resolution - Authorizing the Executive Director to Enter into a Contract with ACS: Asbestos Hazard Management, Inc. for the Abatement of Asbestos at Projects CAL 1-9, Westbrook Apartments; 1-17A, Hunters Point A (East and West); and 1-18(3), Hunters View in the Amount of $234,453.00

(l) Resolution - Ratifying Travel to San Diego, CA to Attend the Public Housing Authorities Directors Association Commissioner's Conference Scheduled for January 26-29, 1991

(m) Resolution - Authorizing the Executive Director to Execute a Memorandum of Understanding with the John Stewart Company for the Peter Claver Community, a Moderate Rehabilitation Project, in the Annual Amount of $3,840.00

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
2/28/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, February 28, 1991

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, February 28, 1991 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:10 p.m.

Roll call found the following members to be:

DOCUMENTS DEPT.
MAR 27 1991
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Reverend James E. Goode, Vice President
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner

A quorum was present.

ABSENT: Lewis Lillian, President
Reverend Harry Chuck, Commissioner
Carlene Williams, Commissioner

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Boileau moved to approve the agenda of February 28, 1991 and Commissioner Reen seconded the motion.

The agenda of February 28, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approve the minutes of January 24, 1991 and Commissioner Boileau seconded the motion.

The minutes of January 24, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

The Report of Secretary has been submitted in written form.

6. COMMITTEE REPORT:

Commissioner Boileau reported that the Site & Design Committee met to discuss items on the agenda.

Commissioner Drypolcher reported that the Personnel Committee met.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3604
DATE ADOPTED 2/28/91

RESOLUTION APPROVING WRITE-OFF OF VACATED ACCOUNTS RECEIVABLE IN THE AMOUNT OF $133,428.48

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The vacated accounts are approved for write-off as follows:

   For the first quarter of Fiscal Year 1990-1991 Debit Balances of $133,428.48.

APPROVED AS TO FORM:

GERALDINE CHAVIS
Legal Counsel

2/28/91
Date

Commissioner Boileau moved to adopt Resolution No. 3604 and Commissioner Reen seconded the motion.

Resolution No. 3604 was UNANIMOUSLY ADOPTED.

(b) **RESOLUTION NO.** 3605 (Adopted 2/28/91)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A CONTRACT WITH HY-TECH ELEVATOR SERVICES FOR THE INSTALLATION OF ELEVATOR DOOR SAFETY EDGES AT 666 ELLIS STREET (CAL 1-28) AND 320/330 CLEMENTINA (CAL 1-21), AND VANDALPROOF AUTO DIALING TELEPHONES IN THE ELEVATOR CABS AT 666 ELLIS STREET IN AN AMOUNT NOT TO EXCEED $15,591.00

WHEREAS, the Authority is committed to operating and maintaining its elevator facilities and equipment in a safe condition; and

WHEREAS, in order to enforce this commitment, the Authority solicited bids from an adequate number of qualified bidders for the installation of elevator door safety edges at 666 Ellis Street and 320/330 Clementina, and the installation of vandalproof automatic dialing telephones in the elevator cabs at 666 Ellis Street; and

WHEREAS, the Authority received the following bids as a result of said solicitation:

- Hy-Tech Elevator Services $14,174.00
- Imperial Elevator Service Co. 19,202.00
- Millar Elevator Service Co. 16,143.00

WHEREAS, Hy-Tech Elevator Services was selected as the apparent lowest, responsive, responsible bidder for the required services, and in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should negotiate a contract with this firm for such services; and

WHEREAS, funding for the services described above was approved as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contractual agreement with Hy-Tech Elevator Services for the installation of elevator door safety edges at Cal 1-28, 666 Ellis Street and at Cal 1-21, 320/330 Clementina, and for the installation of a vandalproof automatic dialing telephone in the elevator cab at 666 Ellis Street, in an amount not to exceed $15,591.00, which includes a ten percent (10%) contingency reserve.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

February 28, 1991
Date

Commissioner Boileau moved to adopt Resolution No. 3605 and Commissioner Reen seconded the motion.

Resolution No. 3605 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION 3606
(Adopted 2/28/91)

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-42
IN THE AMOUNT OF $230,970.07
TO ULTREX CORPORATION FOR REHABILITATION
CONSTRUCTION AT CAL 1-16, ALEMANY HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with Ultrex Corporation for the construction of Alemany Housing Rehabilitation at CAL 1-16, on October 13, 1989; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-42; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD CIAP Budget CA 1-918

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order No. G-42, in the total amount of $230,970.07 to Ultrex Corporation are hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution shall become effective upon approval of said change order by the Department of Housing and Urban Development.

APPROVED AS TO FORM;

Geraldine L. Chavis
Legal Counsel

2/22/91
Date

Commissioner Reen moved to adopt Resolution No. 3606 and Commissioner Drypolcher seconded the motion.

Resolution No. 3606 was ADOPTED with one NO vote from Commissioner Boileau.

(d) RESOLUTION 3607 (Adopted 2/28/91)

RESOLUTION APPROVING PROCEED NOS. 4 THROUGH 11 INCLUSIVE, TO ULTREX CORPORATION IN THE TOTAL AMOUNT OF $205,749.50 FOR REHABILITATION CONSTRUCTION AT CAL 1-16, ALEMANY HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with Ultrex Corporation for the construction of Alemany Housing Rehabilitation at CAL 1-16, on October 13, 1989; and

WHEREAS, the Authority is required to add the scope of the work described by Proceed Orders Nos. 4 through 11; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Proceed Orders are available in DHUD CIAP Budget CA 1-918

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Proceed Orders Nos. 4 through 11, in the total amount of $205,749.50 to Ultrex Corporation are hereby approved.

2. The Executive Director is authorized to execute said Proceed Orders.

3. This resolution is effective upon approval by the DHUD.

APPROVED AS TO FORM;

Geraldine L. Chavis
Legal Counsel

2/22/91
Date

Commissioner Reen moved to adopt Resolution No. 3607 and Commissioner Drypolcher seconded the motion.

Resolution No. 3607 was ADOPTED with one NO vote from Commissioner Boileau.

(e)

RESOLUTION NO. 3608
(Adopted 2/28/91)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH UNITED STATES ELEVATOR COMPANY FOR THE MODERNIZATION OF ELEVATORS AT PROJECTS CAL 1-5, BERNAL DWELLINGS AND AT CAL 1-18(2), YERBA BUENA PLAZA EAST, PHASE I, IN THE AMOUNT OF $274,000.00

WHEREAS, on January 22nd and 28th, 1991 this Authority advertised for bids for the modernization of an elevator at 3131-26th Street within the Bernal Dwellings housing project and an elevator at 1250 Eddy Street within the Yerba Buena Plaza East, Phase I, housing project; and

WHEREAS, on February 19, 1991 the following two (2) bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	United States Elevator Company	$274,000.00
2.	Millar Elevator Service Company	$276,460.00

WHEREAS, the Authority has evaluated the bids and determined that United States Elevator Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to United States Elevator Company, in the amount of $274,000.00

2. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Drypolcher moved to adopt Resolution No. 3608 and Commissioner Reen seconded the motion.

Resolution No. 3608 was UNANIMOUSLY ADOPTED.

(f)

RESOLUTION 3609
(Adopted 2/28/91)

RESOLUTION FOR APPROVAL OF CHANGE ORDER NOS.G-59, G-60, G-61 AND G-62 IN THE AMOUNT OF $90,530.00 AT CAL 1-43, YERBA BUENA PLAZA WEST FOR THE CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with Dow Builders for the construction of 203 Apartments and Community Center at CAL 1-43, Yerba Buena Plaza West on August 25, 1989; and

WHEREAS, the Authority wishes to add the scope of work described by Change Orders G-59, G-60, G-61 and G-62 to this contract; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Orders are available in DHUD Development Budget CA 39-P001-43,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order Nos. G-59, G-60, G-61 and G-62 in the total amount of $90,530.00 to Dow Builders is hereby approved.

2. The Executive Director/Secretary is authorized to execute said Change Orders.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

Geraldine Chavis

2/22/91
Date

Commissioner Boileau moved to adopt Resolution No. 3609 and Commissioner Drypolcher seconded the motion.

Resolution No. 3609 was UNANIMOUSLY ADOPTED.

(g) **RESOLUTION NO.** 3610 (Adopted 2/28/91)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR THE PROCUREMENT OF LAWN MAINTENANCE EQUIPMENT FROM BRENNER & SONS MOWER SHOP ($12,400.00) AND DALY CITY SAW & LAWNMOWER, INC. ($7,600.00) DURING FISCAL YEAR 1990-91

WHEREAS, the Authority solicited bids from an adequate number of qualified vendors for the procurement of chain saws, two hundred foot electric cords, hedge trimmers, lawnmowers and power generators for Maintenance Operations staff to properly maintain the landscaping of the Authority's housing developments; and

WHEREAS, the Authority received bids from Brenner & Sons Mower Shop, Daly City Saw & Lawnmower, Inc., Portola Hardware and Western Lawn Equipment Co. pursuant to its bid number 008-91; and

WHEREAS, the Authority determined that Brenner & Sons Mower Shop was the apparent lowest, responsive, responsible bidder for two (2) each Husquarna chain saws with 16" blades, six (6) each Astron commercial hedge trimmers, two (2) each Exmark 14 horse power (hp) lawnmowers and six (6) each Exmark 4 hp lawnmowers with grass catchers; and

WHEREAS, the Authority determined that Daly City Saw & Lawnmower, Inc. was the apparent lowest, responsive, responsible bidder for six (6) each McCulloch chain saws, six (6) each electric cords of one hundred foot lengths, one each power generator, two (2) each Riding Sulkys and three (3) each Exmark 8 hp lawnmowers; and

WHEREAS, in accordance with procurement regulations under 24 CFR part 85.36, the Authority should award bids to Brenner & Sons Mower Shop and Daly City Saw & Lawnmower, Inc. for the equipment identified under each respondent as the low bid; and

WHEREAS, funding for the procurement of the lawn maintenance equipment described above is available from the operating budget of the Authority for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of 2 Husquarna chain saws, 6 Astron hedge trimmers, 2 Exmark 14 hp lawnmowers and 6 Exmark 4 hp lanwmowers with grass catchers from Brenner & Sons Mower Shop in an amount not to exceed $12,400.00.

2. The Executive Director is authorized to execute a purchase order for the procurement of 6 McCulloch chain saws, 6 one hundred foot electric cords, one generator, 2 Riding Sulkys and 3 Exmark 8 hp lawnmowers from Daly City Saw & Lawnmower, Inc. in an amount not to exceed $7,600.00.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

2/28/91
Date

Commissioner Reen moved to adopt Resolution No. 3610 and Commissioner Drypolcher seconded the motion.

Resolution No. 3610 was UNANIMOUSLY ADOPTED.

(h) **RESOLUTION NO.** 3611 (Adopted 2/28/91)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF INTERIOR AND EXTERIOR DOOR LOCKS FROM R AND H WHOLESALE HARDWARE CORP. IN AN AMOUNT NOT TO EXCEED $87,600.00

WHEREAS, the Authority solicited bids in full and open competition for the procurement of various locks used throughout its housing developments pursuant to its bid number 010-91; and

WHEREAS, the Authority received bids from Eagle Security Service, Fox Hardware, Inc., R and H Wholesale Hardware Corp. and Wilco Supply for half deadbolt locks, deadbolt locks, passage latches, patio button locks, closet latches, privacy button locks and entrance locks; and

WHEREAS, R and H Wholesale Corp. was determined to be the apparent lowest, responsive, responsible bidder for all the locks bid, and in accordance with procurement regulations under 24 CFR, Part 85.36, should be awarded the bid; and

WHEREAS, funding for the procurement of locks is available as part of the Authority's operating budget for fiscal year 1990-91 and Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of half deadbolt locks, deadbolt locks, passage latches, patio button locks, closet latches, privacy button locks and entrance locks from R and H Wholesale Corp. in an amount not to exceed $87,600.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

2/28/90
Date

Commissioner Reen moved to adopt Resolution No. 3611 and Commissioner Boileau seconded the motion.

Resolution No. 3611 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3612

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH BELL ATLANTIC BUSINESS SYSTEM SERVICES FOR THE MAINTENANCE OF THE IBM SYSTEM 38 EQUIPMENT IN AN AMOUNT NOT TO EXCEED $12,000.00 THROUGH SEPTEMBER 30, 1991

WHEREAS, the Authority uses the IBM System 38 computer system to conduct its business, and therefore, must keep this equipment functional inorder to perform its daily activities; and

WHEREAS, Bell Atlantic Business System Services, formerly known as Sorbus, is very familiar with the Authority's System 38 hardware and peripheral devices, and is currently under General Services Administration (GSA) contract to perform services on System 38 systems; and

WHEREAS, the Authority is allowed to retain services without further competition by utilizing GSA contract terms which have been previously awarded through competitive neghotiations conducted by the Federal Government; and

WHEREAS, funding for these services was approved as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negoitiate and enter into a contract with Bell Atlantic Business System Services for maintenance of System 38 hardware and peripheral devices in an amount not to exceed $12,000.00 trough September 30, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3612 and Commissioner Boileau seconded the motion.

Resolution No. 3612 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3613

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE TWO SWEEPER TRAILERS FROM ACTION TRAILER SALES IN AN AMOUNT NOT TO EXCEED $13,800.00 DURING FISCAL YEAR 1990-91

WHEREAS, the Authority received bids and awarded a contract to the lowest repondent for two rider sweepers in an effort to control litter and debris discarded on the grounds and landscaping of its developments; and

WHEREAS, the Authority also received bids from Action Trailer Sales and Dailey Body Company, per its Request for Quotation (RFQ) number 009-91 for two trailers to be used to transport the sweepers mentioned above; and

WHEREAS, the Authority selected Action Trailer Sales as the apparent lowest, responsive, responsible bidder for the trailers, and in accordance with procurement regulations under 24 CFR, Part 85.36, should award the contract to Action Trailer Sales; and

WHEREAS, funding for the trailers has been approved as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of two sweeper trailers from Action Trailer Sales in an amount not to exceed $13,800.00 during fiscal year 1990-91.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3613 and Commissioner Boileau seconded the motion.

Resolution No. 3613 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3614

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ACS: ASBESTOS HAZARD MANAGEMENT, INC. FOR THE ABATEMENT OF ASBESTOS AT PROJECTS CAL 1-9, WESTBROOK APTS.; CAL 1-17A, HUNTERS POINT A (EAST AND WEST); AND CAL 1-18(3), HUNTERS VIEW IN THE AMOUNT OF $234,453.00

WHEREAS, on November 26, 1990 this Authority advertised for bids for the Abatement of Asbestos from boiler rooms and crawl spaces at projects CAL 1-9, Westbrook Apts.; CAL 1-17A, Hunters Point A (East and West) and CAL 1-18(3), Hunters View; and

WHEREAS, on January 17, 1991 the following ten (10) bids were received and publicly opened and read aloud:

	Bidder	Bid Amount
1.	ACS: Asbestos Hazard Management	$234,453.00
2.	Quality Asbestos Control Inc.	$240,000.00
3.	Coast Countries Engineers	$249,999.00
4.	CST Environmental	$287,492.00
5.	Martech	$289,239.00
6.	International Environmental	$384,000.00

7.	Allwaste Asbestos Abatement	$386,672.00
8.	Precision Works	$400,000.00
9.	Hess & Hess Construction Inc.	$541,341.00
10.	Baker Pacific Corp.	$588,712.00

WHEREAS, the Authority has evaluated the bids and determined that ACS: Asbestos Hazard Management Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-917, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to ACS: Asbestos Hazard Management, Inc. in the amount of $234,453.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3614 and Commissioner Boileau seconded the motion.

Resolution No. 3614 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 3615

RESOLUTION RATIFYING TRAVEL TO SAN DIEGO, CA
TO ATTEND THE PUBLIC HOUSING AUTHORITIES
DIRECTORS ASSOCIATION COMMISSIONER'S CONFERENCE
SCHEDULED FOR JANUARY 26-29, 1991

WHEREAS, the Public Housing Authorities Directors Association held a Commissioner's Conference in San Diego, CA, January 26-29, 1991; and

WHEREAS, the Authority deemed that the attendance of Carlene Williams, San Francisco Housing Authority Commissioner and resident of public housing, was essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Carlene Williams travel to San Diego, CA, January 26-29, 1991 for the purpose of attending the aforementioned conference is ratified.

2. Travel time, expense and per diem be allowed in accordance with the travel policies of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3615 and Commissioner Boileau seconded the motion.

Resolution No. 3615 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3616

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE JOHN STEWART COMPANY FOR THE PETER CLAVER COMMUNITY, A MODERATE REHABILITATION PROJECT, IN THE ANNUAL AMOUNT OF $3,840.00

WHEREAS, the US Department of Housing and Urban Development (HUD) has approved funding for the thirty-two (32) Single Room Occupancy (SRO) units for AIDS/ARC occupancy at 1340 Golden Gate Avenue known as the Peter Claver Community; and

WHEREAS, due to the unique characteristics of the participants, it would be more efficient to have the eligibility determinations, re-examinations and unit inspection completed byt the HUD approved on-site management company; and

WHEREAS, the John Stewart Company is a HUD approved management company knowledgeable of the rules and regulations of the Section 8 Program; and

WHEREAS, the cost of $3,840.00 annually is a reasonable amount in return for said services, and will be paid out of administrative fees; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute the Memorandum of Understanding with the John Stewart Company in the ammount of $3,840.00 annually.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date

Commissioner Reen moved to adopt Resolution No. 3616 and Commissioner Boileau seconded the motion.

Resolution No. 3616 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Peter Byrne
Dr. Francis J. Clauss, SF Neighborhoods
Keith Consoer, PAACN
Robert Speer, PADS

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of February 28, 1991 was adjourned at 4:50 p.m. The next regular meeting has been scheduled for March 14, 1990.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

March 11, 1991

DOCUMENTS DEPT.
MAR 12 1991
PUBLIC LIBRARY

PUBLIC NOTICE
Meeting Cancellation

The meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for Thursday, March 14, 1991 has been canceled.

David Gilmore
Secretary/Executive Director

Reverend Harry Chuck, Commissioner

DEPT.

F
65
+
8/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

March 25, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, March 28, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

DOCUMENTS DEPT.
MAR 27 1991
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
#1
3/28/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MARCH 28, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
MAR 27 1991
SAN FRANCISCO PUBLIC LIBRARY

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Ratifying the Renewal of the Fidelity and Depositor's Forgery Insurance Coverage by the Executive Director in the Amount of $7,625.00 for the Policy Year 1991-92

(b) Resolution - Ratifying the Procurement and Installation of Work Stations from Lindsay's Contract Furniture in an Amount not to Exceed $16,500.00

(c) Resolution - Authorizing the Payment of Invoices from E. Castagnetto Roofing Corporation for Completed Emergency Roof Repair Work for the Sum of $15,420.00

(d) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Floor Tile from Kentile Floor, Inc. in an Amount not to Exceed $50,000.00

(e) Resolution - Authorizing the Executive Director to Enter into a Contract with PG&E in the Amount of $102,106.24 for PG&E Extension Service, Underground Line Extensions for Electrical Service and Gas Main Extensions for the Yerba Buena Plaza West Construction of 203 Apartments and Community Center, CAL 1-43

(f) Resolution - Authorizing the Executive Director to Enter into a Contract with Viacom Cablevision for No Charge for Installation of Cable Television Lines for the Yerba Buena Plaza West Construction of 203 Apartments and Community Center, CAL 1-43

(g) Resolution - For Approval of Contract Modification No. 5 to the Design Services Contract with George Miers and Associates for an Amount not to Exceed $45,000.00

(h) Resolution - Authorizing the Executive Director to Enter into a Contract with Millar Elevator Service Company for the Modernization of Elevators Located at 1133-1136 Laguna Street within Project CAL 1-18(2), Yerba Buena Plaza East, Phase II, in the Amount of $267,989.00

(i) Resolution - Authorizing the Executive Director to Enter into a Contract with Millar Elevator Service Company for the Modernization of Elevators Located at 1230-1232 Buchanan Street within Project CAL 1-18(2), Yerba Buena Plaza East, Phase III, for the Amount of $263,761.00

(j) Resolution - Authorizing the Executive Director to Increase the Encumbrance for the Procurement or Repair of Appliances by $316,000.00 during Fiscal Year 1990-91

(k) Resolution - Ratifying the Services of the Far West Laboratory for Operation of the San Francisco Head Start Program, Day Care Facility, at the Plaza East Development During the Summer Months of July 1, 1990 through September 7, 1990 for an Amount not to Exceed $12,000

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
3/28/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 28, 1991

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, March 28, 1991 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:06 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
Carlene Williams, Commissioner (arrived at 4:25pm)

A quorum was present.

ABSENT: William Drypolcher, Commissioner

ALSO PRESENT: David Gilmore, Executive Director
Debrenia Madison, Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Goode moved to approve the agenda of March 28, 1991 and Commissioner Boileau seconded the motion.

The agenda of March 28, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to amend the minutes of February 28, 1991 to reflect that Vice President Goode called the meeting to order and Commissioner Goode seconded the motion.

The motion to amend the minutes was UNANIMOUSLY APPROVED.

Commissioner Boileau moved to approve the minutes of February 28, 1991 as amended and Commissioner Chuck seconded the motion.

The minutes of February 28, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3617

RESOLUTION RATIFYING THE RENEWAL OF THE FIDELITY AND DEPOSITOR'S FORGERY INSURANCE COVERAGE BY THE EXECUTIVE DIRECTOR IN THE AMOUNT OF $7,625.00 FOR THE POLICY YEAR 1991-92

WHEREAS, Section 305, Part Two of the Annual Contribution Contract dated August 27, 1964 as amended between the Housing Authority of the City and County of San Francisco ("the Authority") and the U.S. Department of Housing and Urban Development requires that the Authority insure all property and equipment against risks with respect to which insurance is commonly carried on similar property and equipment in the locality; and

WHEREAS, the Authority's Fidelity and Depositor's Forgery insurance ("Fidelity insurance") will expire at 12:01 am, March 24, 1991; and

WHEREAS, the Authority, through its agents and staff solicited insurance that would cover all of the Authority's property at the most advantageous price; and

WHEREAS, the quote from the National Union Fire Insurance Company of Pittsburgh, Pennsylvania, was the most reasonable under the current market conditions and most advantageous to the Authority and the terms of coverage will meet the federal requirements; and

WHEREAS, the Executive Director was required to place said insurance prior to the Commission meeting of March 28, 1991 to prevent the Authority's Fidelity insurance coverage from lapsing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's action to place Fidelity and Depositor's Forgery Insurance coverage with the National Union Fire Insurance Company is ratified as well as the insurance premium for said coverage in the amount of $7,625.00.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3617 and Commissioner Chuck seconded the motion.

Resolution No. 3617 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3618

RESOLUTION RATIFYING THE PROCUREMENT AND INSTALLATION OF WORK STATIONS FROM LINDSAY'S CONTRACT FURNITURE IN AN AMOUNT NOT TO EXCEED $16,500.00

WHEREAS, the Authority has expanded its operation for the screening and acceptance of applications for housing, as well as, rehabilitation and construction activities related to such housing; and

WHEREAS, this expansion has created a need to relocate the Eligibility unit to a separate, convenient location for the acceptance and processing of applications for housing; and

WHEREAS, the Authority solicited proposals from an adequate number of qualified vendors to design, deliver and install work stations at the new Eligibility location; and

WHEREAS, Lindsay's Contract Furniture was the lowest, responsive, responsible bidder for the required work stations and was selected in accordance with Federal procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the services and equipment described herein has been approved as part of the Comprehensive Improvement Assistance Program (CIAP) grant for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission ratifies the selection of Lindsay's Contract Furniture for the design, delivery and installation of work stations at the new Eligibility offices in an amount not to exceed $16,500.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3618 and Commissioner Reen seconded the motion.

Resolution No. 3618 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3619

RESOLUTION AUTHORIZING THE PAYMENT OF INVOICES FROM E. CASTAGNETTO ROOFING CORPORATION FOR COMPLETED EMERGENCY ROOF REPAIR WORK FOR THE SUM OF $15,420.00

WHEREAS, the Authority is committed to responding to situations that threaten the safety and habitability of its residents, of which there have been several involving leaking roofs; and

WHEREAS, the Authority responded to these emergency situations by contracting with E. Castagnetto Roofing Corporation to make the necessary repairs in a timely manner; and

WHEREAS, funding for the repairs made is available from Community Development Block Grant (CDBG) fund number 217 and 219;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to release payment to E. Castagnetto Roofing Corporation for completed emergency roof repair work in an amount not to exceed $15,420.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3619 and Commissioner Reen seconded the motion.

Resolution No. 3619 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3620

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF FLOOR TILE FROM KENTILE FLOOR, INC. IN AN AMOUNT NOT TO EXCEED $50,000.00

WHEREAS, the Authority solicited and received bids for floor tile pursuant to its bid, number 012-91; and

WHEREAS, the Authority rejected said bids on the basis that they were deemed noncompetitive; and

WHEREAS, the Authority has subsequently obtained very favorable prices for floor tile from Kentile Floor, Inc. pursuant to the HUD Consolidated Supply Program (CSP) contract effective March 1, 1991; and

WHEREAS, in accordance with Federal procurement regulations under 24 CFR, Part 85.36, and procurement procedures outlined in both the HUD Procurement Handbook 7460.8 and HUD-CSP Handbook 7460.9, the Authority may procure floor tile from Kentile Floor, Inc. using the HUD-CSP contract for such material; and

WHEREAS, funding for the floor tile is available from the Authority's operating budget and Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of floor tile from Kentile Floor, Inc. in an amount not to exceed $50,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3620 and Commissioner Goode seconded the motion.

Resolution No. 3620 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3621

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PG&E IN THE AMOUNT OF $102,106.24 FOR PG&ED EXTENSION SERVICE, UNDERGROUND LINE EXTENSIONS FOR ELECTRICAL SERVICE AND GAS MAIN EXTENSIONS FOR THE YERBA BUENA PLAZA WEST CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER, CAL 1-43

WHEREAS, the Yerba Buena Plaza West Construction Project was authorized for construction by the Commission on August 10, 1989; and

WHEREAS, construction of the Yerba Buena Plaza Project is now in progress and 85% complete; and

WHEREAS, the project specifications and plans call for the installation of gas, electrical, telephone lines and cable television lines; and

WHEREAS, PG&E has proposed a fee of $102,106.24 to install the gas and electrical lines; and

WHEREAS, these installation fees are within the funding available in the Section 8 Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to PG&E for $102,106.24.

2. The authorization becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Chuck moved to adopt Resolution No. 3621 and Commissioner Reen seconded the motion.

Resolution No. 3621 was ADOPTED with one ABSTENTION from Commissioner Boileau.

(f) RESOLUTION NO. 3622

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH VIACOM CABLEVISION FOR NO CHARGE FOR INSTALLATION OF CABLE TELEVISION LINES FOR THE YERBA BUENA PLAZA WEST CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER, CAL 1-43

WHEREAS, the Yerba Buena Plaza West Construction Project was authorized for construction by the Commission on August 10, 1989; and

WHEREAS, construction of the Yerba Buena Plaza West Project is now in progress and 85% complete; and

WHEREAS, the project specifications and plans call for the installation of gas, electrical, telephone lines and cable television lines; and

WHEREAS, Cablevision has proposed a fee of no charge to install the cable television lines;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Viacom Cablevision for $0.00 (no charge).

2. The authorization becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3622 and Commissioner Reen seconded the motion.

Resolution No. 3622 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3623

RESOLUTION FOR APPROVAL OF CONTRACT MODIFICATION NO. 5 TO THE DESIGN SERVICES CONTRACT WITH GEORGE MIERS AND ASSOCIATES FOR AN AMOUNT NOT TO EXCEED $45,000.00

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered into a professional services contract for provision of architectural design services for the Housing Rehabilitation project at CAL 1-16, Alemany Housing with George Miers and Associates, hereinafter called "the Consultant," under the date of February 10, 1988; and

WHEREAS, the Construction Administration Services of said agreement were budgeted for a 14-month construction period and that period was completed as of January 1991; and

WHEREAS, the Housing Authority wishes to retain additional construction administration services from the Consultant under the "additional services" clause of the contract; and

WHEREAS, additional services for construction administration is projected to cost an additional Forty-Five thousand dollars ($45,000.00); and

WHEREAS, sufficient funds are available in CIAP Budget CA 1-917;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Contract Modification No. 5 to George Miers & Associates is approved for additional services on time-and-material basis for an amount not to exceed $45,000.00.

2. The Executive Director is authorized to execute said Modification.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3623 and Commissioner Reen seconded the motion.

Resolution No. 3623 was ADOPTED with one NO vote from Commissioner Boileau.

(h) RESOLUTION NO. 3624

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATORS LOCATED AT 1133-1136 LAGUNA STREET WITHIN PROJECT CAL 1-18(2), YERBA BUENA PLAZA EAST, PHASE II, IN THE AMOUNT OF $267,989.00

WHEREAS, on January 22, 1991 the Authority advertised for bids for the modernization of elevators located at 1133-1136 Laguna Street located within project CAL 1-18(2), Yerba Buena Plaza East, Phase II, housing project; and

WHEREAS, on February 14, 1991 the following two (2) bids were received and publicly opened and read aloud:

1.	Millar Elevator Service Company	$267,989.00
2.	United States Elevator Company	$315,000.00

WHEREAS, the Authority has evaluated the bids and determined that Millar Elevator Service Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Millar Elevator Service Company in the amount of $267,989.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3624 and Commissioner Chuck seconded the motion.

Resolution No. 3624 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3625

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATORS LOCATED AT 1230-1232 BUCHANAN STREET WITHIN PROJECT CAL 1-18(2), YERBA BUENA PLAZA EAST, PHASE III, IN THE AMOUNT OF $263,761.00

WHEREAS, on January 22, 1991 the Authority advertised for bids for the modernization of elevators located at 1230-1232 Buchanan Street located within project CAL 1-18(2), Yerba Buena Plaza East, Phase III, housing project; and

WHEREAS, on February 19, 1991 the following two (2) bids were received and publicly opened and read aloud:

1.	Millar Elevator Service Company	$263,761.00
2.	United States Elevator Company	$289,000.00

WHEREAS, the Authority has evaluated the bids and determined that Millar Elevator Service Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Millar Elevator Service Company in the amount of $263,761.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3625 and Commissioner Reen seconded the motion.

Resolution No. 3625 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3626

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR THE PROCUREMENT OR REPAIR OF APPLIANCES BY $316,000.00 DURING FISCAL YEAR 1990-91

WHEREAS, the Authority wishes to maintain its dwelling units in a safe, habitable and clean condition; and

WHEREAS, in order to promote said condition, the Authority must install appliances in dwelling units that have not received them, and in some cases, repair or replace appliances that do not work; and

WHEREAS, it is estimated that the proposed increase in the encumbrance for appliances will provide sufficient support to repair and/or procure these items through the end of the current fiscal year; and

WHEREAS, funding to increase the encumbrance for the procurement or repair of appliances is available from the operating budget of the Authority and Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for the procurement and/or repair of appliances in an amount not to exceed $316,000.00 for the remainder of fiscal year 1990-91.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3626 and Commissioner Williams seconded the motion.

Resolution No. 3626 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3627

RESOLUTION RATIFYING THE SERVICES OF THE FAR WEST LABORATORY FOR OPERATION OF THE SAN FRANCISCO HEAD START PROGRAM, DAY CARE FACILITY, AT THE PLAZA EAST DEVELOPMENT DURING THE SUMMER MONTHS OF 1990 FOR AN AMOUNT NOT TO EXCEED $12,000.00

WHEREAS, the Far West Laboratory operates a Head Start program providing educational and childcare services at the Plaza East Development during the school year; and

WHEREAS, the Authority wishes to prevent the interruption of the Head Start Program/childcare facility at the Plaza East Development; and

WHEREAS, the Authority has entered into an agreement with the Far West Laboratory to maintain a childcare program at the Plaza East during the summer months; and

WHEREAS, the Far West Laboratory maintained the Head Start Program at Plaza East from July 1 to September 7, 1990; and

WHEREAS, the Authority wishes to make payment to Far West Laboratory for services rendered; and

WHEREAS, funding for the services stated above has been made available from the Authority's CIAP CA-1-917 budget approved by the Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby confirms the services rendered by the Far West Laboratory for maintaining the Head Start Program at the Plaza East Development throughout the summer months for an amount not to exceed $12,000.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Boileau moved to adopt Resolution No. 3627 and Commissioner Reen seconded the motion.

Resolution No. 3627 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Abu Bakr, Sunnydale RMC Inc.
Peter Byrne
Kimberly Davis, Sunnydale RMC Inc.
Jewel Green, Hunters View
Rick Hanson, North Beach
Espanola Jackson
Alma L. Lark
Zakiyyah Mahasin, Sunnydale RMC Inc.
Alta F. Scales, Alemany & PHTA
Robert Speer, PADS
Sovala Tuafafie, RMC Sunnydale
Tai Tuafafie, Sunnydale RMC Inc.
Margaret Verges, PAACN
Dr. Eddie Welbon, Resident Management of Northern California

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of March 28, 1991 was adjourned at 5:57 p.m. The next regular meeting has been scheduled for April 11, 1991.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

APR 1 0 1991

SAN FRANCISCO
PUBLIC LIBRARY

April 8, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, April 11, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

SF
H65
#1
4/11/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 11, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

DOCUMENTS DEPT.
APR 1 0 199
SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Increase Funding for the Ella Hill Hutch Community Center to Continue Providing Job Placement Services at the Yerba Buena Plaza West Development in an Amount not to Exceed $30,000.00

(b) Resolution - Authorizing the Executive Director to Enter into a Contract with Mazzetti and Associates in the Amount of $50,000.00 to Provide Electrical Engineering Services to Design the Installation of Backup Electrical Generators for Authority Highrise Buildings and to Upgrade the Electrical Systems at Westside Courts, North Beach, Ping Yuen and Ping Yuen North

(c) Resolution - Authorizing the Executive Director to Enter into a Contract with David K. Low and Associates in the Amount of $47,970.41 for Mechanical Engineering Services to Address Heating and Plumbing Problems at 25 Sanchez Street, Yerba Buena Plaza East and to Make Safety Modifications to Boilers at Potrero Terrace, North Beach, Rosa Parks, Woodside Gardens and Hayes Valley

(d) Resolution - Resolution Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $131,559.04

(e) Resolution - Authorizing the Executive Director to Enter into a Contract with Rosenberg McGinnis, AIA, Inc. in the Amount of $79,206.00 for the Investigation of Building Leak Problems at Potrero Terrace, Hunters Point A, Valencia Gardens, Holly Courts, North Beach, Ping Yuen, 75-77 Coleridge Street, 939 Eddy Street, 951 Eddy Street and 101-103 Lundy's Lane

(f) Resolution - Authorizing the Executive Director to Enter into a Contract with Kodama Associates in the Amount of $79,085.00 to Provide Architectural Services to Design Site Security and Heating System Improvements at Holly Courts, Correct Major Pipe Leak Damage at 1750 McAllister Street and to Develop Design Guidelines for the Conversion of Appropriate Apartments for the Physically Handicapped

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
4/11/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 11, 1991

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 11, 1991 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:06 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
APR 23 1991
SAN FRANCISCO
PUBLIC LIBRARY

A quorum was present.

ABSENT: Reverend James E. Goode, Vice President
Robert J. Boileau, Commissioner
William Drypolcher, Commissioner

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Reen moved to approve the agenda of April 11, 1991 and Commissioner Chuck seconded the motion.

The agenda of April 11, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approve the minutes of March 28, 1991 and Commissioner Williams seconded the motion.

The minutes of March 28, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3628

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE FUNDING FOR THE ELLA HILL HUTCH COMMUNITY CENTER TO CONTINUE PROVIDING JOB PLACEMENT SERVICES AT THE YERBA BUENA PLAZA WEST DEVELOPMENT IN AN AMOUNT NOT TO EXCEED $30,000.00

WHEREAS, the Authority contracted with Ella Hill Hutch Community Center (EHHCC) for job placement services during the construction of the Yerba Buena Plaza West housing development; and

WHEREAS, the Authority finds that EHHCC has satisfactorily preformed its responsibilities under the terms of the contract; and

WHEREAS, in order for these services to continue through the end of the construction period, the Authority must provide additional funding to EHHCC; and

WHEREAS, it is estimated that the additional amount of funding necessary to carry the job placement services through the anticipated end of the construction period is thirty thousand dollars ($30,000.00); and

WHEREAS, the Authority has complied with all legally required Procurement procedures and determined that Ella Hill Hutch Community Center is the most appropriate consultant to assist the Authority in this effort; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the extension of this contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for $30,000.00 in additional funding for Ella Hill Hutch Community Center to provide job placement services through the end of the construction period at the Yerba Buena Plaza West development, subject to HUD approval.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3628 and Commissioner Reen seconded the motion.

Resolution No. 3628 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3629

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MAZZETTI AND ASSOCIATES IN THE AMOUNT OF $50,000.00, TO PROVIDE ELECTRICAL ENGINEERING SERVICES TO DESIGN THE INSTALLATION OF BACKUP ELECTRICAL GENERATORS FOR AUTHORITY HIGHRISE BUILDINGS AND TO UPGRADE THE ELECTRICAL SYSTEMS AT WESTSIDE COURTS, NORTH BEACH, PING YUEN AND PING YUEN NORTH

WHEREAS, the 1989 earthquake and following extended power outrages resulted in preventing elevators and public hall and stair lights from working in Authority highrise buildings; and

WHEREAS, the electrical systems at Westside Courts, North Beach, Ping Yuen and Ping Yuen North requires extensive improvements; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CA-1-918 CIAP Budget to address these problems; and

WHEREAS, an electrical engineering consultant will be required to assist in this effort; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by five firms and determined that Mazzetti and Associates is the most appropriate consultant to investigate these problems and design a solution; and

WHEREAS, Mazzetti and Associates has proposed a fee of $50,000.00 to provide services for this work; and

WHEREAS, this fee is within the funding available in the CA-1-918 CIAP Budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Mazzetti and Associates, in the amount of $50,000.00

2. That this resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3629 and Commissioner Reen seconded the motion.

Resolution No. 3629 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3630

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH DAVID K. LOW AND ASSOCIATES IN THE AMOUNT OF $47,970.41 FOR MECHANICAL ENGINEERING SERVICES TO ADDRESS HEATING AND PLUMBING PROBLEMS AT 25 SANCHEZ STREET, YERBA BUENA PLAZA EAST AND TO MAKE SAFETY MODIFICATIONS TO BOILERS AT POTRERO TERRACE, NORTH BEACH, ROSA PARKS, WOODSIDE GARDENS AND HAYES VALLEY

WHEREAS, heating pipes at 25 Sanchez Street and apartment heating valves at Yerba Buena Plaza East are in poor condition, and as the location of boiler panels at five developments posses a potential hazard for boiler maintenance workers; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CA-1-918 C.I.A.P. budget to address these problems; and

WHEREAS, a mechanical engineer will be required to assist in this effort; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by three firms and determined that David K. Low and Associates is the most appropriate consultant to assist in this effort; and

WHEREAS, David K. Low has proposed a fee of $47,970.41 to provide services for this effort; and

WHEREAS, these fees are within the funding available in the CA-1-918 C.I.A.P. budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to David K. Low and Associates in the Amount of $47,970.41.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3630 and Commissioner Williams seconded the motion.

Resolution No. 3630 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3631

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $131,559.04

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the second quarter of Fiscal Year 1990-1991 Debit Balances of $131,559.04.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3631 and Commissioner Williams seconded the motion.

Resolution No. 3631 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3632

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ROSENBERG MCGINNIS, AIA, INC., IN THE AMOUNT OF $79,206.00 FOR THE INVESTIGATION OF BUILDING LEAK PROBLEMS AT POTRERO TERRACE, HUNTERS POINT A, VALENCIA GARDENS, HOLLY COURTS, NORTH BEACH, PING YUEN, 75-77 COLERIDGE STREET, 939 EDDY STREET, 951 EDDY STREET AND 101-103 LUNDY'S LANE

WHEREAS, chronic building leaks continue at Potrero Terrace, Hunters Point A, Valencia Gardens, Holly Courts, North Beach, Ping Yuen, 75-77 Coleridge Street, 939 Eddy Street, 951 Eddy Street and 101-103 Lundy's Lane; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CA-1-918 CIAP Budget to address these problems; and

WHEREAS, a waterproofing consultant will be required to assist in this effort; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by five firms and determined that Rosenberg McGinnis, AIA, Inc., is the most appropriate consultant to assist in this effort; and

WHEREAS, Rosenberg McGinnis, AIA, Inc., has proposed a fee of $79,206.00 to provide services to investigate the causes of these leaks and recommend appropriate solutions; and

WHEREAS, this fee is within the funding available in the CA-1-918 CIAP Budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Rosenberg McGinnis, AIA, Inc., in the amount of $76,206.00

2. That this authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3632 and Commissioner Williams seconded the motion.

Resolution No. 3632 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3633

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH KODAMA ASSOCIATES IN THE AMOUNT OF $79,085.00 TO PROVIDE ARCHITECTURAL SERVICES TO DESIGN SITE SECURITY AND HEATING SYSTEM IMPROVEMENTS AT HOLLY COURTS, CORRECT MAJOR PIPE LEAK DAMAGE AT 1750 MCALLISTER STREET AND TO DEVELOP DESIGN GUIDELINES FOR THE CONVERSION OF APPROPRIATE APARTMENTS FOR THE PHYSICALLY HANDICAPPED

WHEREAS, site security improvements and a new heating system are required at Holly Courts, substantial damage to utility lines has resulted from a major underground pipe leak at 1750 McAllister Street and the Authority is committed to modify apartments to reflect the special needs of the physically impaired; and

WHEREAS, the Department of Housing and Urban Development has provided funding to address these issues in the CA-1-918 C.I.A.P. budget; and

WHEREAS, an architectural consultant will be required to assist in this effort; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by six firms and determined that Kodama Associates is the most appropriate consultant to assist the Authority in this effort; and

WHEREAS, Kodama Associates has proposed a fee of $79,085.00 to provide services for this work; and

WHEREAS, this fee is within the funding available in the CA-1-918 C.I.A.P. budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of these contracts.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Kodama Associates for $79,085.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3633 and Commissioner Williams seconded the motion.

Resolution No. 3633 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Abu Bakr, Sunnydale RMC Inc.
Keith Consoer
Jewel Green
James Holloway
Vera Kennedy
Alma Lark
Ruby Windom

Also Lefty Gordon of the Ella Hill Hutch Community Center gave a brief presentation to the Commission on the progress made under their program.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of April 11, 1991 was adjourned at 5:10 p.m. The next regular meeting has been scheduled for April 25, 1991.

LEWIS LILLIAN, President

DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS
SAN FRANCISCO
PUBLIC LIBRARY

April 22, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, April 25, 1991 at 440 Turk Street, San Francisco, CA.

Immediately following the meeting the Commission will hold Closed Session to confer with its legal counsel regarding the following pending litigation matters pursuant to Government Code Section 54956.9(a):

Ware v SFHA Superior Court Case No. 844 291
Dow Builders Inc. v SFHA Superior Court Case No. 921 341
Montgomery Elevator Company v SFHA Superior Court Case No. 923 235
Hansen et. al. v SFHA et. al. Federal Court Case No. 90-2150 CAL

David Gilmore
Secretary/Executive Director

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, APRIL 25, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

DOCUMENTS DEPT.
APR 23 1991
SAN FRANCISCO PUBLIC LIBRARY

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Increase the Encumbrance for Fleet Vehicle Insurance in an Amount not to Exceed $20,000.00 for the Remainder of Fiscal Year 1990-91

(b) Resolution - Authorizing the Executive Director to Enter into a Contract with Pacific Bell in the Credit Amount of $25,720.56 for Pacific Bell Installation of Underground Telephone Service for the Yerba Buena Plaza West Construction of 203 Apartments and Community Center, CAL 1-43

(c) Resolution - Authorizing the Development and Submission of an Application to the Department of Housing and Urban Development for 1991 Comprehensive Improvement Assistance Program Funding and Certifying that the Authority will Comply with All Applicable Comprehensive Improvements Assistance Program Requirements

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
4/25/91

DOCUMENTS DEPT
MAY
SAN FRANCISCO
PUBLIC LIBRARY

MINUTES

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 25, 1991

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, April 25, 1991 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:10 p.m.

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

A quorum was present.

ABSENT: Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Reen moved to approve the agenda of April 25, 1991 and Commissioner Williams seconded the motion.

The agenda of April 25, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approve the minutes of April 11, 1991 and Commissioner Williams seconded the motion.

The minutes of April 11, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Ms. Karen Moone, Deputy Executive Director for Management Operations, made a presentation to the Commission regarding Asbestos Abatement. Following this presentation, Mr. Ron Atkielski, Director of Planning and Design, made a presentation regarding the 1991 Comprehensive Improvement Assistance Program application.

6. COMMITTEE REPORT:

Commissioner Drypolcher informed the Commission that the Site & Design Committee met prior to the Commission Meeting to discuss the 1991 Comprehensive Improvement Assistance Program application.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel also informed the Commission that due to time and schedule constraints the Closed Session scheduled to follow the Commission Meeting would be continued to another time.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson presented the Tenant Representative Report. Items included in her report were the introduction of Ms. Maxine Green, President of the National Tenants Organization; various maintenance and communications issues; and informing the Commission that the Public Housing Tenants Association now has a Secretary in the office between the hours of 10:00 am and 3:00 pm.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3634

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR FLEET VEHICLE INSURANCE IN AN AMOUNT NOT TO EXCEED $20,000.00 FOR THE REMAINDER OF FISCAL YEAR 1990-91

WHEREAS, the Authority currently maintains automobile insurance coverage on its fleet vehicles as required by the Department of Housing and Urban Development (HUD); and

WHEREAS, the premiums for such insurance has increased due to the procurement of new fleet vehicles to supplement and replace old ones that had only limited coverage; and

WHEREAS, the Authority obtained its insurance policy from Fireman's Fund through competitive negotiation conducted by its insurance broker, Levinson Bros., and it is impractical and infeasible to negotiate and obtain coverage through a separate solicitation for the new vehicles in a timely manner; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority may add to its coverage currently in effect without further solicitation; and

WHEREAS, funding for the increase in insurance coverage is available from the operating budget of the Authority and Section 8 administrative fees for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for automotive insurance coverage in an amount not to exceed $20,000.00 during fiscal year 1990-91.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3634 and Commissioner Drypolcher seconded the motion.

Resolution No. 3634 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3635

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC BELL IN THE CREDIT AMOUNT OF $25,720.56 FOR PACIFIC BELL INSTALLATION OF UNDERGROUND TELEPHONE SERVICE FOR THE YERBA BUENA PLAZA WEST CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER, CAL 1-43

WHEREAS, the Yerba Buena Plaza West Construction Project was authorized for construction by the Commission on August 10, 1989; and

WHEREAS, construction of the Yerba Buena Plaza Project is now in progress and 90% percent complete; and

WHEREAS, the project specifications and plans call for the installation of gas, electrical, telephone lines and cable television lines; and

WHEREAS, PACIFIC BELL has proposed a reimbursement to the Housing Authority of $25,720.56 to install the telephone lines.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Pacific Bell for the credit amount of $25,720.56.

2. The authorization becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3635 and Commissioner Reen seconded the motion.

Resolution No. 3635 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3636

RESOLUTION AUTHORIZING THE DEVELOPMENT AND SUBMISSION OF AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 1991 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM FUNDING AND CERTIFYING THAT THE AUTHORITY WILL COMPLY WITH ALL APPLICABLE COMPREHENSIVE IMPROVEMENTS ASSISTANCE PROGRAM REQUIREMENTS

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for Fiscal Year 1991 Comprehensive Improvement Assistance Program funding; and

WHEREAS, the Authority is in need of such funding to address critical management and physical problems; and

WHEREAS, the Authority is required to certify that it will comply with specific Comprehensive Improvement Assistance Program requirements should such funding be provided; and

WHEREAS, the Authority has complied and will comply with the following requirements in the execution of the 1991 Comprehensive Improvement Assistance Program:

1. The Authority will comply with all HUD policies, procedures, and requirements for the CIAP, including implementation of the modernization in a timely, efficient, and economical manner;

2. The estimated costs of the CIAP cannot be funded from current operating funds or reserves;

3. The proposed physical work will meet the mandatory standards or, if it exceeds the mandatory standards, will be necessary or highly desirable for the long-term viability of the project;

4. The Authority has complied and will comply with tenant/homebuyer consultation requirements under Chapter 5 of the CIAP Handbook;

5. The Authority will comply with applicable civil rights requirements under Paragraph 6-1 of the CIAP Handbook;

6. The Authority has adopted the goal of awarding at least 20 percent of the dollar value of the total of the modernization contracts to minority business enterprises under Paragraph 6-2 of the CIAP Handbook;

7. The Authority will comply with applicable environmental requirements under Paragraph 6-3 of the CIAP Handbook;

8. The Authority will furnish a copy of the flood insurance policy to HUD or has determined that flood insurance is not required under Paragraph 6-4 of the CIAP Handbook;

9. The Authority will comply with applicable requirements for lead-based paint poisoning prevention under Paragraph 6-5 of the CIAP Handbook;

10. The Authority will comply with applicable requirements for physical accessibility and non-discrimination based on handicap under Paragraph 6-6 of the CIAP Handbook; and

11. The Authority will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR Part 24, and the requirements of Paragraph 6-7 of the CIAP Handbook.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. That the San Francisco Housing Authority Commission authorizes the Executive Director to prepare and submit an Application for 1991 Comprehensive Improvement Assistance Program funding.

2. That the President of the Commission is authorized to execute a Certification to the Department of Housing and Urban Development that the Authority has complied and will comply with the eleven Comprehensive Improvement Assistance Program requirements noted above.

3. That this Resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3636 and Commissioner Reen seconded the motion.

Resolution No. 3636 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Jan Allen
Margaret Verges, PAACN
Ace Washington, WAPAC

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of April 25, 1991 was adjourned at 5:10 p.m. The next regular meeting has been scheduled for May 9, 1991.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
SAN FRANCISCO
PUBLIC LIBRARY

May 6, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, May 9, 1991 at 440 Turk Street, San Francisco, CA.

Immediately following the meeting the Commission will hold Closed Session to confer with its legal counsel regarding the following pending litigation matters pursuant to Government Code Section 54956.9(a):

Ware v SFHA Superior Court Case No. 844 291
Dow Builders Inc. v SFHA Superior Court Case No. 921 341
Montgomery Elevator Company v SFHA Superior Court Case No. 923 235
Hansen et. al. v SFHA et. al. Federal Court Case No. 90-2150 CAL

David Gilmore
Secretary/Executive Director

F.
65
1
9/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, MAY 9, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

1. ROLL CALL:

Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SAN FRANCISCO PUBLIC LIBRARY

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Execute a Contract with System Masters for the Procurement of Computer Equipment in an Amount not to Exceed $68,200.00

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
5/9/91

[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 9, 1991

440 Turk Street
San Francisco, CA

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, May 9, 1991 at 4:00 p.m.

1. ROLL CALL:

President Lillian called the meeting to order at 4:06 p.m.

DOCUMENTS DEPT.
MAY 2 1 1991
SAN FRANCISCO
PUBLIC LIBRARY

Roll call found the following members to be:

PRESENT: Lewis Lillian, President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner (arrived 4:10 pm)
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

A quorum was present.

ABSENT: Robert J. Boileau, Commissioner

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Reen moved to amend the agenda to add *10. NEW BUSINESS: (b) Resolution - Authorizing Travel to Washington, DC to Attend National Tenants Organization Meeting Scheduled for May 12-15, 1991* and Commissioner Williams seconded the motion.

The agenda of May 9, 1991 was UNANIMOUSLY AMENDED.

Commissioner Reen moved to approve the agenda of May 9, 1991 as amended and Commissioner Goode seconded the motion.

The agenda of May 9, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of April 25, 1991 and Commissioner Williams seconded the motion.

The minutes of April 25, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

(Commissioner Chuck arrives.)

5. REPORT OF SECRETARY:

Mr. Gilmore informed the Commission that there were two items he wished to address which would serve as his report.

The first item, a presentation, was the *Report and Recommendations on Affirmative Action Policies by the AFFIRMATIVE ACTION ADVISORY COMMITTEE to the COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO* dated May 9, 1991 which will come before the Board for action at the regular meeting to be held on May 23, 1991. Addressing the Commission on this report were members of the Affirmative Action Advisory Committee including Mr. LeRoy King (Chair), Ms. Shauna Marshall, Mr. David Jenkins, The Honorable Jim Gonzalez and Mr. Peter Jamero.

The second item, the text of a resolution, was placed before the Commission for consideration and the public for comment. The text presented was as follows:

RESOLUTION TO ADOPT A POLICY TO DETERMINE EFFECTIVE DATE FOR INTERIM RENT ADJUSTMENTS FOR ALL TENANTS (PUBLIC HOUSING AND SECTION 8) WHO BECOME EMPLOYED

WHEREAS, the Authority finds that a disproportionate number of its tenants are unemployed; and

WHEREAS, the Authority finds that gainful employment is beneficial to its tenant population and leads to more stable communities; and

WHEREAS, to encourage tenant employment, the Authority has established by Resolution No. 3378 dated November 9, 1989 a tenant hiring program; and

WHEREAS, in Section 6 of the Authority's Dwelling Lease, the Authority requires tenants to report changes of income within ten days; and

WHEREAS, this same requirement generally applies to tenants under the Section 8 program; and

WHEREAS, the Authority finds that immediate readjustment of rent to reflect income from employment serves as a disadvantage to tenants and a disincentive to tenant employment; and

WHEREAS, the Authority further finds that immediate rent increases serve as a disincentive to tenants to immediately report their income; and

WHEREAS, the Authority wishes to develop a policy which is both sensitive to the needs of the families in our developments and strongly supports economic stability in building stronger public housing communities, and serves as an incentive to tenants to seek gainful employment.

WHEREAS, the Authority wishes to establish the following policy regarding effective date of interim reexaminations due to increase in income where the tenant becomes gainfully employed.

WHEREAS, the Authority proposes to modify Section 6d of the SFHA dwelling lease and Section VI.A.3 of the policies governing tenant admission and continued occupancy to provide that interim rent adjustments that are due to initial employment of a tenant or any member of tenant's household becomes effective six (6) months after the date of employment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT THE FOLLOWING PROPOSED POLICY IS HEREBY APPROVED:

1. The implementation date of this policy is November 9, 1989.

2. Tenant is eligible on a one time basis per household as effective on the implementation date to be considered under this policy.

3. Tenant must report his/her change of income due to employment within ten days from the date of initial employment.

4. Failure to report income within ten days from initial employment will deem tenant ineligible to participate in program.

5. Tenants who have become employed since November 9, 1989, who have not yet reported their income will be given a grace period of 10 days from the effective date of this policy in order to come into the Housing Authority and report their income. These tenants will still be eligible to participate in the program if they do so.

6. If tenant reports his/her income within ten days as required above and so long as this is tenant's first proposed increase in rent due to tenant becoming employed, then SFHA will recalculate and redetermine the rent. The tenant will be informed in writing of the redetermined rent. The effective date of the interim rent increase shall be six (6) months from the date of employment.

7. Tenants who have became employed since November 9, 1989, and who have already reported his/her income due to his/her first employment and received a rent increase shall be eligible for a credit equal to the amount of the increase for six (6) months in the form of rent adjustments only, if they apply in writing for said credit through his/her property manager within 30 days of the effective date of this policy.

8. The term tenant shall also include any member of tenant's household who is listed on the lease.

9. This policy shall be posted for tenant comment for a period of thirty (30) days and shall become effective June 17, 1991.

10. This policy is subject to approval by the U.S. Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
GERALDINE L. CHAVIS
Legal Counsel

_____
DATE

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The Report of Counsel has been submitted in written form. Counsel also requested a brief Closed Session following the regular meeting to discuss pending litigation matters pursuant to Government Code Section 54956.9(a).

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3637

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH SYSTEM MASTERS FOR THE PROCUREMENT OF COMPUTER EQUIPMENT IN AN AMOUNT NOT TO EXCEED $68,200.00

WHEREAS, the Authority solicited bids for computer equipment, in full and open competition, in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, the Authority received responses from Computerland, System Masters, Technoland and Track Computer Center, and after careful evaluation of the bids, determined that System Masters, a Minority Business Enterprise, was the lowest, responsive, responsible bidder for the computer equipment; and

WHEREAS, in accordance with applicable procurement regulations, the Authority should award the bid to System Masters; and

WHEREAS, funding for the computer equipment is available from the Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with System Masters for the procurement of computer equipment in an amount not to exceed $68,200.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3637 and Commissioner Chuck seconded the motion.

Resolution No. 3637 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3638

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, DC TO ATTEND NATIONAL TENANTS ORGANIZATION MEETING SCHEDULED FOR MAY 12-15, 1991

WHEREAS, the National Tenants Organization (NTO) will hold meetings in Washington, DC, May 12-15, 1991; and

WHEREAS, at the meetings in Washington, DC the NTO will take the opportunity as a national body to re-affirm its commitment to the cause for safe, sanitary, decent and affordable housing; and

WHEREAS, the Authority deems that the attendance of Carlene Williams, San Francisco Housing Authority Commissioner and resident of public housing, is essential to the conduct of its low rent operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Commissioner Carlene Williams is authorized to travel to Washington, DC on May 12-15, 1991 for the purpose of attending the aforementioned meetings.

2. Travel time, expense and per diem be allowed in accordance with the travel policies of this Authority.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

Commissioner Goode moved to adopt Resolution No. 3638 and Commissioner Reen seconded the motion.

Resolution No. 3638 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Bessie Mae Crockett
Jewel Green, Hunter's View RMC
Tiki Hadley, Alemany
Vera E. Kennedy, Hunter's View RMC Inc.
Margaret A. Verges, PAACN

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of May 9, 1991 was adjourned at 5:10 p.m. The next regular meeting has been scheduled for May 23, 1991.

_____
LEWIS LILLIAN, President

_____
DAVID GILMORE, Secretary and
Executive Director

65
4
3/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

MAY 2 1 1991

SAN FRANCISCO
PUBLIC LIBRARY

May 20, 1991

PUBLIC NOTICE

The Annual meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, May 23, 1991 at 440 Turk Street, San Francisco, California.

Immediately following the Annual meeting, at approximately 4:15 pm, the regularly scheduled meeting of the Commission of the Housing Authority will commence.

David Gilmore
Secretary/Executive Director

SF
H65
#1
5/23/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSSION WILL BE HELD ON THURSDAY, MAY 23, 1991
4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

Regular Meeting Held:
Thursday, May 23, 1991

440 Turk Street
San Francisco, CA

1. ROLL CALL:

   Lewis Lillian, President
   Reverend James E. Goode, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

   (a) Re-Seating of Commissioner Lewis Lillian

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

DOCUMENTS DEPT.

MAY 2 1 1991

SAN FRANCISCO
PUBLIC LIBRARY

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - To Accept and Implement The Report And Recommendations On Affirmative Action Policies of the Affirmative Action Advisory Committee

(a-1) Resolution - Expressing the Gratitude of the Commission to the Members of the Affirmative Action Advisory Committee

(b) Resolution - For Approval of Proceed Order No. 13 in the Amount Not to Exceed $36,600.00 at CAL 1-43, Yerba Buena Plaza West Construction of 203 Apartments and Community Center

(c) Resolution - Authorizing the Executive Director to Pay a Fee of $9,840.00 to Provide for a Three Year Letter of Credit to the Department of Public Works, City and County of San Francisco for the New Construction Project at CAL 1-43, Yerba Buena Plaza West

(d) Resolution - Authorizing the Executive Director to Execute a Memorandum of Understanding with the Chinese Community Housing Corporation for the Cambridge Hotel, a Moderate Rehabilitation Project in the Annual Amount of $10,800.00

(e) Resolution - Authorizing the Executive Director to Enter Into a Contract with Environmental Science and Enginnering, Inc., in the Amount of $24,940.00 to Provide Consulting Services for the Thorough Assessment of Risks Relative to Lead-Based Paint at Four (4) Authority Developments: Sunnydale, Bernal Dwellings, Westbrook Apartments and Hunters View

(f) Resolution - Authorizing the Executive Director to Enter Into a Contract with Schram Construction Inc., for the Rehabilitation of Two (2) Boiler Rooms at Valencia Gardens, CAL 1-4, in the Amount of $139,946.00

(g) Resolution - For Approval of Change Order No. G-1 in the Amount of $35,950.00 at CAL 1-9, Westbrook Apts., CAL 1-17(A) Hunters Point and CAL 1-18(3), Hunters View for the Abatement of Asbestos

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

May 23, 1991

The minutes for the regular and annual meetings are missing

SF
65
4
13/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

June 10, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, June 13, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

DOCUMENTS DEPT.
JUN 11 1991
SAN FRANCISCO
PUBLIC LIBRARY

SF
H65
#1
6/13/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSSION WILL BE HELD ON THURSDAY, JUNE 13, 1991
4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

Regular Meeting Held:
Thursday, June 13, 1991

440 Turk Street
San Francisco, CA

DOCUMENTS DEPT.
JUN 11 1991
SAN FRANCISCO
PUBLIC LIBRARY

1. ROLL CALL:

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have opportunity to comment prior to any action being taken pursuant to the *San Francisco Housing Authority Rules Governing Public Testimony* adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Approving the Low-Income Operating Budget for the Period October 1, 1991 through September 30, 1992

(b) Resolution - Authorizing the Executive Director to Enter Into a Contract with Pacific Bell for an Amount of $19,087.00 for Telephone Line and Jack Installation for Yerba Buena Plaza West, Construction of 203 Apartments and Communiity Center, CAL 1-43

(c) Resolution - Authorizing the Executive Director to Enter Into a Contractual Agreement with San Francisco SAFE, Inc. to Provide Resident Support Services to Residents of Alice Griffith, Yerba Buena Plaza East, Valencia Gardens and Sunnydale Housing Developments

(d) Resolution - For Approval of Contract Modification No. 6 to the Design Services Contract with George Miers and Associates for an Amount Not to Exceed $21,000.00

(e) Resolution - Approving the Memorandum of Agreement Between the Housing Authority of the City and County of San Francisco and the U.S. Department of Housing and Urban Development

(f) Resolution - Authorizing the Executive Director to Attend the Council of Large Public Housing Authorities (CLPHA) Quarterly Meeting in Washington, DC on June 26-28, 1991

(g) Resolultion - Authorizing the Execution of a Purchase Order for the Procurement of Roach Treatment Products from Van Waters and Rogers in an Amount Not to Exceed $9,750.00

(h) Resolution - Recinding Resolution No. 2431 and Establishing a Revised Procurement Policy for the San Francisco Housing Authority

(i) Resolution - **Authorizing the Executive Director to Execute a Contract with OGRA Security Services to Provide Security Guard Services at 243 Golden Gate Avenue in an Amount Not to Exceed $7,800.00 During the Fiscal Year 1990-1991**

(j) Resolution - Terminating a Contract with Mehler and Associates for the Monitoring of Asbestos Abatement Work at Westbrook, Hunters Point "A" and Hunters View and Awarding a Monitoring and Inspection Contract to Kellco to Complete said Work

(k) Resolution - Authorizing the Executive Director to Enter into a Contract with T. Y. Lin International for Structural Engineering Consulting in the Amount of $35,809.69 to Investigate and Recommend the Correction of Structural Problems at 320 and 330 Clementina Street, 939 Eddy Street and at 1815 Egbert Avenue

(l) Resolution - Authorizing the Executive Director to Execute a Purchase Order with Far West Laboratory for the Operation of the San Francisco Head Start Program, Day Care Facility, at the Plaza East and Westside Developments During the Summer Months of 1991 for an Amount not to Exceed $24,000

(m) Resolution - Authorizing the Executive Director to Enter Into a Contract with Millard Tong Construction Company for the Modernization of Elevators at 655 and 895 Pacific Avenue Within the CAL 1-15, Ping Yuen Housing Development, in the Amount of $262,500.00

(n) Resolution - Authorizing the Executive Director to Enter Into a Contract with Millar Elevator Service Company for the Modernization of Elevators at 711 and 795 Pacific Avenue within the CAL 1-15, Ping Yuen Housing Development for the Amount of $247,130.00

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
6/13/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, June 13, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, June 13, 1991 at 4:00 p.m.

1. ROLL CALL:

President Goode Called the meeting to Order at 4:15 p.m.

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
JUL 9 1991
SAN FRANCISCO
PUBLIC LIBRARY

ABSENT: Robert J. Boileau

2. APPROVAL OF AGENDA:

Commissioner Chuck moved to approved the agenda of June 13, 1991 and Commissioner Lillian seconded the motion.

The agenda of June 13, 191 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Lillian moved to approved the minutes of May 23, 1991 and Commissioner Chuck seconded the motion.

The minutes of May 23, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

An engraved gavel was presented to Commissioner Lillian in appreciation for serving as President of the Commission for the past two years.

Mr. Gilmore announced that he was pleased to present his Third Semi-Annual Report to the Commission. He noted that resident associations will receive copies by mail. He stated that anyone interested in receiving copies should write to this office.

Mr. Gilmore also reported on Assistant Secretary Joseph Schiff's recent visit to San Francisco and to this agency.

6. COMMITTEE REPORT:

Commissioner Drypolcher reported that the Finance Committee met in reference to Resolution (a) approving the Low-income Operating Budget for the period October 1, 1991 through September 30, 1992 and in reference to Resolution (h) Establishing a Revised Procurement Policy for the Authority. He stated that a report will be made at the appropriate time.

7. REPORT OF COUNSEL:

None.

8. TENANT REPRESENTATIVE REPORT:

Ms. Alta Scales, vice president of the Public Housing Tenants Association, presented a written report to the Commission.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3647

RESOLUTION APPROVING THE OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1991 TO SEPTEMBER 30, 1992 COVERING LOW-INCOME PROJECTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A" , the Budget in summary form for the low-Income Housing Program Operating Budget for the period of October 1, 1991 through September 30, 1992; and

WHEREAS, the Commission has reviewed the aforementioned budget and determined that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low-income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1990 will not be less than that amount equal to 30% of the sum of the "Family Income"; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income re-examinations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 10% allocation of his/her time;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Lillian moved to Adopt Resolution No. 3647 and Commissioner Chuck seconded the motion.

Resolution No. 3647 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3648

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PACIFIC BELL FOR AN AMOUNT OF $19,087.00 FOR TELEPHONE LINE AND JACK INSTALLATION FOR YERBA BUENA PLAZA WEST CONSTRUCTION OF 203 APARTMENTS AND COMMUNITY CENTER, CAL 1-43

WHEREAS, the Yerba Buena Plaza West Construction Project was authorized for construction by the Commission on August 10, 1989; and

WHEREAS, construction of the Yerba Buena Plaza Project is now in progress and 90% percent complete; and

WHEREAS, the project specifications and plans do not include the provision of telephone service lines from telephone closets to individual apartment outlets; and

WHEREAS, this Housing Authority requested fee proposals from the General Contractor and from Pacific Bell with proposal responses being:

Pacific Bell	$19,087.00
Dow Builders	$35,477.00; and

WHEREAS, these installation fees are within the funding available in the New Development Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Pacific Bell for the amount of $19,087.00.

2. This authorization becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Lillian moved to adopt Resolution No. 3648 and Commissioner Reen seconded the motion.

Resolution No. 3648 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3649

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH SAN FRANCISCO SAFE, INC. TO PROVIDE RESIDENT SUPPORT SERVICES TO THE RESIDENTS OF ALICE GRIFFITH, YERBA BUENA PLAZA EAST, VALENCIA GARDENS AND SUNNYDALE HOUSING DEVELOPMENTS

WHEREAS, the San Francisco Housing Authority wishes to support the resident leadership at the target sites to organize residents within their developments; and

WHEREAS, the Authority wishes to provide assistance and support to on-site services; and

WHEREAS, the Authority has identified the Alice Griffith, Yerba Buena Plaza East, Valencia Gardens and Sunnydale housing developments as target sites for resident organizing; and

WHEREAS, San Francisco SAFE, Inc. represents itself able to perform the services required by the Authority, and the Authority finds that the Contractor is so qualified; and

WHEREAS, funding for these services is provided for in the 1990-1991 Drug Elimination Grant;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for, and enter a contractual agreement with San Francisco SAFE, Inc. for the procurement of resident services directed toward resident organizing and leadership development in the not to exceed amount of Sixty-Three Thousand Four Hundred Forty Dollars ($63,440).

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3649 and Commissioner Lillian seconded the motion.

Resolution No. 3649 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3650

RESOLUTION FOR APPROVAL OF CONTRACT MODIFICATION NO. 6 TO THE DESIGN SERVICES CONTRACT WITH GEORGE MIERS AND ASSOCIATES FOR AN AMOUNT NOT TO EXCEED $21,000

WHEREAS, the Housing Authority of the City and County of San Francisco entered into a contract for architectural design services with George Miers and Associates to rehabilitate the Alemany development; and

WHEREAS, the need has arisen for additional consulting services for a site survey, a Grading and Drainage Plan and possible design modifications to address site drainage and problems resulting from the 1989 earthquake; and

WHEREAS, George Miers and Associates has agreed to perform these additional services for a not to exceed fee of $21,000.00; and

WHEREAS, sufficient funds are available in the CA-1-918 budget for this effort;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute said Contract Modification No. 6 to George Miers and Associates for an amount not to exceed $21,000.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

President Goode requested that this resolution be tabled until the next regularly scheduled meeting.

Commissioner Lillian moved to table the resolution and Commissioner Williams seconded the motion. This resolution was UNANIMOUSLY TABLED.

Commissioner Williams later moved to place this resolution back on the table. Commissioner Chuck seconded the motion. Thereafter, the Commission UNANIMOUSLY VOTED to adopt Resolution No. 3650.

(e) RESOLUTION NO. 3651

RESOLUTION APPROVING THE MEMORANDUM OF AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the San Francisco Housing Authority and the Department of Housing and Urban Development entered into an Annual Contributions Contract on August 27, 1964; and

WHEREAS, the San Francisco Housing Authority is designated by HUD as a Troubled Agency; and

WHEREAS, the Memorandum of Agreement which the San Francisco Housing Authority has been under since October, 1989 expired in October 1990; and

WHEREAS, HUD suggested several operational improvements be incorporated in a new Memorandum of Agreement; and

WHEREAS, it is necessary for the Authority to enter into a new written Memorandum of Agreement whereby the Authority agrees to comply with certain targets and timeframes for performance standards and HUD agrees to provide technical assistance; and

WHEREAS, the term of the new MOA begins on July 1, 1991 and terminates when the U.S. Department of Housing and Urban Development implements the Public Housing Management Assessment Program (PHMAP); and

WHEREAS, the Commission of the Housing Authority finds that these targets and timeframes are reasonable and in the best interest of the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority approves the specific timeframes and targets suggested by HUD in Part A.2 and B. 1 of the Memorandum of Agreement.

2. The President of the Commission is authorized to execute an agreement with HUD.

3. The Executive Director is authorized to take all steps necessary to implement said agreement.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3651 and Commissioner Reen seconded the motion.

Resolution No. 3651 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3652

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) QUARTERLY MEETING IN WASHINGTON, DC ON JUNE 26-28, 1991

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, the Council of Large Public Housing Authorities (CLPHA) is holding its Quarterly Meeting in Washington, DC on June 26-28, 1991; and

WHEREAS, the Quarterly Meeting will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of the Executive Director at the aforementioned Quarterly Meeting is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to attend the aforementioned Quarterly Meeting on June 26-28, 1991.

2. Travel be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution 3652 and Commissioner Williams seconded the motion.

Resolution No. 3652 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3653

RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE ORDER FOR THE PROCUREMENT OF ROACH TREATMENT PRODUCTS FROM VAN WATERS AND ROGERS IN AN AMOUNT NOT TO EXCEED $9,750.00

WHEREAS, the Authority solicited for safe and effective roach treatment product from an adequate number of qualified vendors in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, the Authority received responses from Dewey Pest Control, Earl's Pest Control, Rose Exterminator, Target Specialties and Van Waters and Rogers in a timely and acceptable manner; and

WHEREAS, Van Waters and Rogers was the lowest, responsive and responsible bidder and should be awarded the bid in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the procurement of the roach control product is available from the Authority's operating budget for fiscal year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT;

1. The Executive Director is authorized to execute a purchase order with Van Waters and Rogers of their Max Force roach control product in an amount not to exceed $9,750.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Reen moved to adopt Resolution No. 3653 and Commissioner Lillian seconded the motion.

Resolution No. 3653 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3654

RESOLUTION RESCINDING RESOLUTION NO. 2431 AND ESTABLISHING A REVISED PROCUREMENT POLICY FOR THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, at its regular meeting held on December 10, 1981, the Commission did adopt Resolution No. 2431 establishing a procurement policy for this Authority; and

WHEREAS, the Federal Government codified procurement standards for Public Housing Authorities under 24 CFR, Part 85.36, effective October 1, 1988; and

WHEREAS, the Department of Housing and Urban Development issued notices to all Public and Indian Housing Authorities on October 3, 1989 (PHA Notice 89-45), as amended by PHA Notice 90-45, issued on September 21, 1990, requiring all Public Housing Authorities to adopt a procurement policy reflecting the requirements of 24 CFR, Part 85.36 by September 30, 1991; and

WHEREAS, the Authority has revised the procurement policy and procedures adopted pursuant to Resolution No. 2431 to comply fully with the requirements of 24 CFR, Part 85.36;

NOW, THEREFORE, IT BE RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Resolution No. 2431 is hereby rescinded.

2. The procurement policy, as revised per Attachment A hereto in full compliance with the requirements of 24 CFR, is hereby approved and adopted.

3. The Executive Director is hereby designated as the Contracting and procurement Officer for the Authority and is authorized to delegate the duties and obligations of these positions to appropriate and responsible subordinates in carrying out the requirements of the procurement policy.

4. Should any conflict arise between this Resolution and any other Resolution this Authority heretofore adopted and is now in force and effect, this Resolution shall prevail to the extent of such conflict.

5. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Lillian moved to adopt Resolution No. 3654 and Commissioner Reen seconded the motion.

Resolution No. 3654 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3655

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH OGRA SECURITY SERVICES TO PROVIDE SECURITY GUARD SERVICES AT 243 GOLDEN GATE AVENUE IN AN AMOUNT NOT TO EXCEED $7,800.00 DURING THE FISCAL YEAR 1990-1991

WHEREAS, the Authority has established a new Eligibility Office at 243 Golden Gate Avenue to handle the large volume of housing applications it processes on a daily basis; and

WHEREAS, it was determined that security services would be required at this location for the safety and protection of employees and clientele, and to serve as a receptionist for visitors; and

WHEREAS, the Authority solicited proposals from an adequate number of qualified bidders for the security services in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, the Authority received responses from Western Security Bureau, Ogra Services, Cal-State Patrol Services, Burns International Security and Avant-Guard Protective Services; and

WHEREAS, the Authority selected Ogra Security Services, a minority-owned business enterprise, as the lowest, responsive, responsible bidder for the required services; and

WHEREAS, in accordance with the aforementioned procurement regulations, the Authority should award the contract to Ogra Security Services; and

WHEREAS, funding for the services is available from the operating budget of the Authority for fiscal year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a contract with Ogra Security Services for security services at 243 Golden Gate Avenue in an amount not to exceed $7,800.00 during fiscal year 1990-1991.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3655 and Commissioner Lillian seconded the motion.

Resolution No. 3655 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3656

RESOLUTION TERMINATING A CONTRACT WITH MEHLER AND ASSOCIATES OR THE MONITORING OF ASBESTOS WORK AT WESTBROOK, HUNTERS POINT "A" AND HUNTERS VIEW AND AWARDING A MONITORING AND INSPECTION CONTRACT TO KELLCO TO COMPLETE SAID WORK

WHEREAS, the San Francisco Housing Commission authorized the Executive Director to enter into a contract with Mehler and Associates, for the monitoring of an asbestos abatement program at Westbrook Apartments, Hunters Point "A" and Hunters View; and

WHEREAS, after having completed 28% of the monitoring contract, Mehler and Associates requested to withdraw from their contract with this Authority due to a serious illness; and

WHEREAS, staff has evaluated this request and concluded that it is in the best interest of the Authority to grant such a withdrawal with certain protective conditions; and

WHEREAS, staff has received the following three (3) proposals from asbestos abatement consultants to provide asbestos abatement monitoring in accordance with San Francisco Department of Public Health recommendations:

Bidder	Bid Amount
1. Harding and Lawson	$104,750.00
2. Kellco	$102,200.00
3. Connor/Neely	$110,215.00

WHEREAS, staff carefully reviewed these proposals and has found Kellco to be the most advantageous offeror, price and other factors considered; and

WHEREAS, the funds for this work are available in the CA-917, CIAP Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is hereby authorized to terminate the contract with Mehler and Associates for the work noted above.

2. The Executive Director/Secretary is hereby authorized to enter into a contract with Kellco for the purpose as stated in this resolution for an amount not to exceed $102,200.00.

3. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3656 and Commissioner Reen seconded the motion.

Resolution No. 3656 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3657

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH T.Y. LIN INTERNATIONAL FOR STRUCTURAL ENGINEERING CONSULTING LIN THE AMOUNT OF $35,809.69 TO INVESTIGATE AND RECOMMEND CORRECTION OF STRUCTURAL PROBLEMS AT 320 AND 330 CLEMENTINA STREET, 939 EDDY STREET AND 1815 EGBERT AVENUE

WHEREAS, a minor damage to walls, foundations and structural framing resulting from the October 1989 earthquake at three (3) Authority sites must be investigated and corrected; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CA-1-918 CIAP Budget to address these problems at 320 and 330 Clementina and at 939 Eddy Streets, and FEMA funding is available to address the problems at 1815 Egbert Avenue; and

WHEREAS, a structural engineer will be required to assist in this effort; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by seven firms and determined that T. Y. Lin International is most advantageous offeror, price and other factors considered; and

WHEREAS, T. Y. Lin International has proposed a fee of $35,809.69 to provide investigative services for this effort; and

WHEREAS, these fees are within the funding available in the CA-1-918 CIAP budget and monies allocated by FEMA;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to T. Y. Lin International, in the amount of $35,809.69.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3657 and Commissioner Lillian seconded the motion.

Resolution No. 3657 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 3658

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH FAR WEST LABORATORY FOR OPERATION OF THE SAN FRANCISCO HEAD START PROGRAM DAY CARE FACILITY, AT THE PLAZA EAST AND WESTSIDE DEVELOPMENTS DURING THE SUMMER MONTHS OF 1991 FOR AN AMOUNT NOT TO EXCEED $24,000

WHEREAS, the Far West Laboratory operates a Head Start Program, providing educational and childcare services at Plaza East and Westside Courts Developments during the school year; and

WHEREAS, the Authority wishes to prevent the interruption of the Head Start Program/Childcare Facility at the Plaza East and Westside Courts Developments; and

WHEREAS, the Far West Laboratory will maintain the Head Start Program at Plaza East and Westside Developments from July 8 to August 30, 1991; and

WHEREAS, the Authority wishes to make payment to Far West Laboratory for these services; and

WHEREAS, funding for the services stated above has been made available from the Authority's 1990-1991 Drug Elimination Program. The budget was approved by the commission;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order with Far West Laboratory to maintain Head Start Services at Plaza East and Westside Courts Developments from July 8 to August 30, 1991, in an amount not to exceed $24,000.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3658 and Commissioner Lillian seconded the motion.

Resolution No. 3658 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3659

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLARD TONG CONSTRUCTION COMPANY FOR THE MODERNIZATION OF ELEVATORS LOCATED AT 655 AND 895 PACIFIC AVENUE WITHIN THE CAL 1-15 PING YUEN HOUSING DEVELOPMENT, IN THE AMOUNT OF $262,500.00

WHEREAS, on February 13, 1991, the Authority advertised for bids for the modernization of elevators located at 655 and 895 Pacific Avenue at the CAL 1-15, Ping Yuen housing development; and

WHEREAS, on March 27, 1991, the following six (6) bids were received and publicly opened and read aloud; and

Bidder	Bid Amount
1. Millard Tong Construction Company	$262,500.00
2. Hy-Tech Elevator Services	$263,500.00
3. Millar Elevator Service Company	$264,778.00
4. Pacific Elevator & Equipment Company	$274,044.00
5. Echo West, Inc.	$296,400.00

WHEREAS, the Authority has evaluated the bids and determined that Millard Tong Construction Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918 Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Millar Tong Construction Company, in the amount of $262,500.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

Commissioner Williams moved to adopt Resolution No. 3659 and Commissioner Lillian seconded the motion.

Resolution No. 3659 was UNANIMOUSLY ADOPTED.

(n)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATORS LOCATED AT 711 AND 795 PACIFIC AVENUE WITHIN THE CAL 1-15 PING YUEN HOUSING DEVELOPMENT FOR THE AMOUNT OF $247,130.00

WHEREAS, on February 13, 1991, the Authority advertised for bids for the modernization of elevators located at 711 and 795 Pacific Avenue within the CAL 1-15, Ping Yuen housing development; and

WHEREAS, on March 28, 1991, the following five (5) bids were received and publicly opened and read aloud; and

Bidder	Bid Amount
1. Millar Elevator Service Company	$247,130.00
2. Millard Tong Construction Company	$251,000.00
3. San Francisco Elevator Co., Inc.	$252,900.00
4. United States Elevator Company	$258,000.00
5. Hy-Tech Elevator Services	$258,100.00

WHEREAS, the Authority has evaluated the bids and determined that Millar Elevator Service Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Millar Service Elevator Company, in the amount of $247,130.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

_____
Date

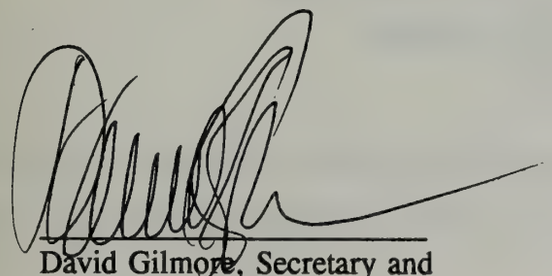
Commissioner Lillian moved to table this resolution until further investigation into the allegation that Millar Elevator Service was doing business in South Africa. Commissioner Chuck seconded the motion. The vote to table this resolution was UNANIMOUS.

11. VISITORS:

Jewel Green
Brenda Stringer
Alta Faye Scales
Lorraine Bender
Rosie McCormick
Alice McBride
Christine Neal
Charles E. Emerson
Babs Dow
Alma L. Lark
Al Smith
Essie Smith
Tiki Hadley
Dr. Donna Bellorado
Danny Quintana
Espanola Jackson
Novella Butler
Margaret Verges
R. Speer
Barbara Meskuna
Peter Byrne

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of June 13, 1991 was adjourned at 6:13 p.m. The next regular meeting has been scheduled for July 11, 1991.



Rev. James E. Goode
President

David Gilmore, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
JUN 2 6 1991
SAN FRANCISCO
PUBLIC LIBRARY

June 24, 1991

PUBLIC NOTICE

Meeting Cancellation

The meeting of the Commission of the Housing Authority of the City and County of San Francisco scheduled for Thursday, June 27, 1991 has been canceled.

David Gilmore
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
JUL 9 1991
SAN FRANCISCO
PUBLIC LIBRARY

July 8, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, July 11, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
H65
#1
7/11/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JULY 11, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

Regular Meeting Held:
Thursday, July 11, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

DOCUMENTS DEPT.
JUL 9 1991
SAN FRANCISCO
PUBLIC LIBRARY

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED BUSINESS:

   (n) Resolution - Resolution Authorizing the Executive Director to Enter into a Contract with Millar Elevator Service Company for the Modernization of Elevators Located at 711 and 795 Pacific Avenue Within the CAL 1-15 Ping Yuen Housing Development for the Amount of $247,130.00.

10. NEW BUSINESS:

    NOTE: All visitors will have opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

    (a) Resolution - Authorizing Payment of the Housing Authority's General Liability Insurance for the 1991-1992 Policy Year in the Amount of $322,124.17

    (b) Resolution - Authorizing the Executive Director to Enter Into a Contract with Clough Flooring for the Resurfacing and Refinishing of Existing Oak Flooring at Alemany in the Amount of $105,000.00

(c) Resolution - Authorizing the Executive Director to Purchase Work Stations and Related Accessories through the General Services Administration for the Expansion of Office Operations in an Amount not to Exceed $30,093.17

(d) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $134,643.36

(e) Resolution - Authorizing the Submission of Applications for Section 8 Certificate and Section 8 Voucher Funding; and for Authority to Execute the Annual Contributions Contract if such Application is Approved

(f) Resolution - Authorizing the Submission of Application for Section 8 Vouchers to be Used for Tenants at the Vista Del Monte Apartments and the Authority to Execute the Annual Contribution Contract When the Application is Approved

(g) Resolution - Authorizing the Submission of Tenant's Application for Section 8 Vouchers at the Prince Hall Apartments and the Authority to Execute the Annual Contribution Contract When the Application is Approved

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
7/11/91

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, July 11, 1991

MINUTES

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, July 11, 1991 at 4:00 pm.

1. ROLL CALL:

President Goode called the meeting to Order at 4:01 p.m.

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
JUL 2 1 1991
SAN FRANCISCO
PUBLIC LIBRARY

ABSENT: Reverend Harry Chuck, Commissioner

2. APPROVAL OF AGENDA:

Commissioner Boileau moved to approve the agenda of July 11, 1991 and Commissioner Williams seconded the motion.

The agenda of July 11, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approve the minutes of the June 13, 1991 meeting and Commissioner Williams seconded the motion.

The minutes of June 13, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Secretary Gilmore introduced Deborah Whittle, Director of Resident Services, who gave a presentation on some of the programs that the Resident Services Division administers. Slides were shown and children who participated in the Just Say No Program, the youth employment program and in the basketball and baseball activities were at the meeting and were introduced to the audience and to the Commission.

President Goode thanked Ms. Whittle and the Resident Services staff for their fine work and he stated that the Commission "cared and we are there with you."

Secretary Gilmore stated he was pleased to read the following letter from Robert De Monte, Regional Administrator from the Department of Housing and Urban Development:

Mr. David Gilmore
Executive Director
Housing Authority of the City
and County of San Francisco
440 Turk Street
San Francisco, CA 94102

Dear Mr. Gilmore:

We, at HUD, are frequently in the role of critic of public housing authorities as the monitor. Now, I must say how impressed I am with your six-month report of the Commissioners of the San Francisco Housing Authority.

While in the business, there are ever changing goals as we all strive to improve the quality of life for our mutual client. You and your staff are due a hearty congratulation. Keep the effort advancing.

Very sincerely yours,

/s/ Robert J. De Monte
Regional Administrator-Regional
Housing Commissioner

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The report of counsel has been submitted in written form. Counsel Chavis also urged that Resolution (a) authorizing payment of the Housing Authority's General Liability Insurance for the 1991-1992 Policy Year in the amount of $322,14.17 be approved.

8. TENANT REPRESENTATIVE REPORT:

Ms. Ann Engle, resident of the Hayes Valley Development presented the report to the Commission. Ms. Engle stated that Ms. Richardson was not at the meeting due to illness.

9. UNFINISHED BUSINESS:

(n) RESOLUTION NO. 3660

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATORS LOCATED AT 711 AND 795 PACIFIC AVENUE WITHIN THE CAL 1-15, PING YUEN HOUSING DEVELOPMENT FOR THE AMOUNT OF $247,130.00

WHEREAS, on February 13, 1991, the Authority advertised for bids for the modernization of elevators located at 711 and 795 Pacific Avenue within the CAL 1-15, Ping Yuen housing development; and

WHEREAS, on March 28, 1991, the following five (5) bids were received and publicly opened and read aloud:

Bidder	Bid Amount
1. Millar Elevator Service Company	$247,130.00
2. Millard Tong Construction Company	$251,000.00
3. San Francisco Elevator Co., Inc.	$252,900.00
4. United States Elevator Company	$258,000.00
5. Hy-Tech Elevator Service	$258,100.00

WHEREAS, the Authority has evaluated the bids and determined that Millar Elevator Service Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Millar Service Elevator Company, in the amount of $247,130.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Discussion ensued regarding Resolution (n) being in violation of the South Africa Divestment Ordinance. Mr. Brandy Moore, the Authority's Affirmative Action Compliance Officer, stated that he investigated the allegation that Millar Elevator Service was doing business in South Africa and found that Millar Elevator Service Company has filed the necessary affidavit of compliance regarding the South Africa Divestment Ordinance. He stated that the Authority's staff reviewed all documentation associated with the agreement and found no reason to terminate the agreement. He urged the Commission to authorize the Executive Director to enter into a contract with Millar Elevator Service.

Commissioner Reen moved to adopt Resolution No. 3660 and Commissioner Drypolcher seconded the motion.

Resolution No. 3660 was UNANIMOUSLY ADOPTED.

10. NEW BUSINESS:

(a) RESOLUTION NO. 3661

RESOLUTION AUTHORIZING PAYMENT OF THE HOUSING AUTHORITY'S GENERAL LIABILITY INSURANCE FOR THE 1991/1992 POLICY YEAR IN THE AMOUNT OF $322,124.17

WHEREAS, the Housing Authority is a member of a combined group of public housing authorities and redevelopment authorities, the Housing Authority Risk Retention Group ("HARRG"), that created a professionally managed, non-profit captive insurance company which is owned by and structured to insure, or reinsure exposures of its members; and

WHEREAS, on June 1, 1990, the San Francisco Housing Authority renewed its general liability coverage for a three year term, commencing on June 1, 1990 and ending June 1 1993; and

WHEREAS, the Housing Authority's premium for the 1991-1992 policy year is due by July 1, 1991; and

WHEREAS, payment of this premium of the Housing Authority Risk Retention Group is necessary to maintain this policy;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to execute payment for the general liability insurance premium for the 1991/1992 policy year to the Housing Authority Risk Retention Group in the amount of $322,124.17.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Reen moved to adopt Resolution No. 3661 and Commissioner Williams seconded the motion.

Resolution No. 3661 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3662

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CLOUGH FLOORING FOR THE RESURFACING AND REFINISHING OF EXISTING OAK FLOORING AT ALEMANY IN THE AMOUNT OF $105,000.00

WHEREAS, on June 3, 1991, the Authority advertised for bids to resurface and refinish existing oak flooring at Alemany; and

WHEREAS, on June 20, 1991, two (2) bids were received and publicly opened and read aloud: and

Bidder	Bid Amount
1. Clough Flooring	$105,000.00
2. Angotti & Reilly	$116,000.00

WHEREAS, the Authority has evaluated the bids and determined that Clough Flooring Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-917, Comprehensive Improvement Assistant Program; and

WHEREAS, the Authority has requested and received the Department of Housing and Urban Development's approval to award the construction contract under the above conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Clough Flooring Company, in the amount of $105,000.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Reen moved to adopt Resolution No. 3662 and Commissioner Williams seconded the motion.

Resolution No. 3662 was adopted with Commissioner Lillian abstaining from voting and with a no vote from Commissioner Boileau.

(c) RESOLUTION NO. 3663

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE WORKSTATIONS AND RELATED ACCESSORIES THROUGH THE GENERAL SERVICES ADMINISTRATION FOR THE EXPANSION OF OFFICE OPERATIONS IN AN AMOUNT NOT TO EXCEED $30,093.17

WHEREAS, the San Francisco Housing authority substantially expanded its program activities, requiring rehabilitation of its 440 Turk Street facility; and

WHEREAS, additional staff was hired, new workstations are needed to accommodate this increased program workload; and

WHEREAS, these workstations qualify to be purchased through the GSA and funds are available from the Section 8 reserve fund; and

WHEREAS, the proposed GSA purchase is in compliance with the procurement regulations under 24 CFR, Part 85.36;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is hereby authorized to purchase the needed workstations through the purchasing services of the General Services Administration for an amount not to exceed $30,100.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Williams moved to adopt Resolution No. 3663 and Commissioner Drypolcher seconded the motion.

Resolution No. 3663 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3664

RESOLUTION APPROVING WRITE-OFF OF VACATED ACCOUNTS RECEIVABLE IN THE AMOUNT OF $134,643.36

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable; and

WHEREAS, the Handbook requires that the write-off of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the third quarter of fiscal Year 1990-1991 Debt Balances of $134,643.36.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Williams moved to adopt Resolution No. 3664 and Commissioner Reen seconded the motion.

Resolution No. 3664 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3665

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS FOR SECTION 8 HOUSING VOUCHERS AND SECTION 8 CERTIFICATES AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATIONS ARE APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on May 21, 1991, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Certificates and Vouchers; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on July 29, 1991. This short application period warrants immediate Board action; and

WHEREAS, the Authority desires to submit applications for these funds and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of applications for Section 8 Vouchers and Section 8 Certificates and authorize the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contracts, if such applications are approved.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Williams moved to adopt Resolution No. 3665 and Commissioner Lillian seconded the motion.

Resolution No. 3665 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3666

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR SECTION 8 VOUCHERS TO BE USED FOR TENANTS AT THE VISTA DEL MONTE APARTMENTS AND THE AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTION CONTRACT WHEN THE APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of funds in connection with the programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on July 3, 1991, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Vouchers; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on July 15, 1991. This short application period warrants immediate Board action; and

WHEREAS, the Authority desires to submit applications for these funds and the authority to execute the Annual Contributions Contract by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Vouchers and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract when such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Reen moved to adopt Resolution No. 3666 and Commissioner Williams seconded the motion.

Resolution No. 3666 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3667

RESOLUTION AUTHORIZING THE SUBMISSION OF TENANTS APPLICATION FOR SECTION 8 VOUCHERS AT THE PRINCE HALL APARTMENTS AND THE AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTION CONTRACT WHEN THE APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with the programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on July 3, 1991, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Housing Vouchers; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., July 30, 1991. This short application period warrants immediate Board action; and

WHEREAS, the Authority desires to submit applications for these funds and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Vouchers and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contribution Contracts when such application is approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/11/91
Date

Commissioner Williams moved to adopt Resolution No. 3667 and Commissioner Drypolcher seconded the motion.

Resolution No. 3667 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Miguel Dominguez
Mary Olsen
Marga Heppe
Horace H. Ray
Chester A. Brune
Rosie McCormick
Vera E. Kennedy
Rick Hansen
Jewel Green
Patricia A. Spicer
Charles E. Amerson
Tiki Hadley
Jimmie Mumphrey
Al Smith
Margaret Verges
Keith Consoer
Peter Bryne
Jacqueline Laurent
Jean Stewart
Ruby Windom

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of July 11, 1991 was adjourned at 6:50 p.m. The next regular meeting has been scheduled for July 25, 1991.

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

JUL 2 3 1991

SAN FRANCISCO
PUBLIC LIBRARY

July 22, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, July 25, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
H65
#1
7/25/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, JULY 25, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, July 25, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED AGENDA:

10. NEW BUSINESS:

DOCUMENTS DEPT.
JUL 2 4 1991
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Execute a Contract Amendment with Rosenberg McGinnis, AIA, Inc., in the Amount of $175,800 to Provide Architectural Services to Prepare Construction Documents and Provide Construction Administration for the Repair of Building Leak Problems at Potrero Terrace, Hunters Point A, Valencia Gardens, Holly Courts, North Beach, Ping Yuen, 75-77 Coleridge Street, 939 Eddy Street, 951 Eddy Street and 101-103 Lundy's Lane

(b) Resolution - Authorizing the Executive Director to Enter into a Contract Amendment with Mazzetti and Associates in the Amount of $187,000.00, to Provide Electrical Engineering Services to Prepare Construction Documents for the Installation of Backup Electrical Generators at Nine Authority Senior Buildings and to Upgrade the Electrical Systems at Westside Courts, North Beach, Ping Yuen and Ping Yuen North

(c) Resolution - Authorizing the Executive Director to Increase the Encumbrance for Fleet Fuel and Lubricants from the City and County of San Francisco in an Amount Not to Exceed $45,000.00 for the Remainder of Fiscal Year 1990-1991

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, July 25, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, July 25, 1991 at 4:00 pm.

1. ROLL CALL:

President Goode called the meeting to order at 4:05 p.m.

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Albert Reen, Commissioner

ABSENT: Robert Boileau, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

A quorum was present.

ALSO PRESENT: Karen Moone, Deputy Executive Director of Management Operations
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Lillian moved to approve the agenda of July 25, 1991 and Commissioner Reen seconded the motion.

The agenda of July 25, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Chuck moved to approve the minutes of July 11, 1991 and Commissioner Lillian seconded the motion.

The minutes of July 11, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The report of counsel has been submitted in written form. Counsel Chavis informed the Commission that the Montgomery Elevator trial will commence Monday, July 29, 1991.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) RESOLUTION NO. 3668

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH ROSENBERG MCGINNIS, AIA, INC., IN THE AMOUNT OF $175,800 TO PROVIDE ARCHITECTURAL SERVICES TO PREPARE CONSTRUCTION DOCUMENTS AND PROVIDE CONSTRUCTION ADMINISTRATION FOR THE REPAIR OF BUILDING LEAK PROBLEMS AT POTRERO TERRACE, HUNTERS POINT A, VALENCIA GARDENS, HOLLY COURTS, NORTH BEACH, PING YUEN, 75-77 COLERIDGE STREET, 939 EDDY STREET, 951 EDDY STREET AND 101-103 LUNDY'S LANE

WHEREAS, chronic building leaks continue at Potrero Terrace, Hunters Point A, Valencia Gardens, Holly Courts, North Beach, Ping Yuen 75-77 Coleridge Street, 939 Eddy Street, 951 Eddy Street and 101-103 Lundy's Lane; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CA-1-918 CIAP Budget to address these problems; and

WHEREAS, a waterproofing consultant will be required to assist in this effort; and

WHEREAS, the Authority selected Rosenberg McGinnis, AIA, Inc., to provide investigation and schematic design services for this work; and

WHEREAS, the phase of work has now been satisfactorily completed; and

WHEREAS, Rosenberg McGinnis AIA, Inc. is now required to complete construction documents and provide technical support during the construction phase; and

WHEREAS, Rosenberg McGinnis, AIA, Inc., has proposed a fee of $175,800 to provide these services; and

WHEREAS, this fee is within the funding available in the CA-1-918 CIAP Budget, and is reasonable for the work involved; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development's approval of this contract amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract amendment for said work to Rosenberg McGinnis, AIA, Inc., in the amount of $175,800.

2. That this authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/25/91
Date

Commissioner Lillian moved to adopt Resolution 3668 and Commission Chuck seconded the motion.

Resolution No. 3668 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3669

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH MAZZETTI AND ASSOCIATES IN THE AMOUNT OF $187,000.00, TO PROVIDE ELECTRICAL ENGINEERING SERVICES TO PREPARE CONSTRUCTION DOCUMENTS FOR THE INSTALLATION OF BACKUP ELECTRICAL GENERATORS AT NINE AUTHORITY SENIOR BUILDINGS AND TO UPGRADE THE ELECTRICAL SYSTEMS AT WESTSIDE COURTS, NORTH BEACH, PING YUEN AND PING YUEN NORTH

WHEREAS, the 1989 earthquake the following extended outages resulted in preventing elevators and public hall and stair lights from working in Authority highrise buildings; and

WHEREAS, the electrical systems at Westside Courts, North Beach, Ping Yuen and Ping Yuen North requires extensive improvements; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CA-1-918 CIAP Budget to address these problems; and

WHEREAS, an electrical engineering consultant will be required to assist in this effort; and

WHEREAS, the Authority selected Mazzetti and Associates to provide investigation and schematic design services for this work; and

WHEREAS, the phase of the work has now been satisfactorily completed; and

WHEREAS, Mazzetti and Associates is now required to complete construction documents and provide technical support during the construction phase; and

WHEREAS, this Consultant has proposed a fee of $187,000 to provide these services; and

WHEREAS, this fee is within the funding available in the CA-1-918 CIAP Budget and is reasonable for the work involved; and

WHEREAS, Department of Housing and Urban Development approval of this contract amendment is required;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract amendment for said work to Mazzetti and Associates, in the amount of $187,000.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/25/91
Date

Commissioner Chuck moved to adopt Resolution No. 3669 and Commissioner Lillian seconded the motion.

Resolution No. 3669 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3670

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR FLEET FUEL AND LUBRICANTS FROM THE CITY AND COUNTY OF SAN FRANCISCO IN AN AMOUNT NOT TO EXCEED $45,000.00 FOR THE REMAINDER OF FISCAL YEAR 1990-1991

WHEREAS, the Authority obtains fuel and lubricants for its fleet through the use of City and County of San Francisco service stations; and

WHEREAS, the Authority has depleted its estimated fuel consumption for the year as previously approved by the Commission, and therefore, must request authorization to increase the encumbrance to pay for estimated fuel consumption for the remainder of the fiscal year; and

WHEREAS, the Authority maintains this service arrangement with the City and County of San Francisco in accordance with procurement regulations under 24 CFR, part 85.36 (b) (5); and

WHEREAS, funding for additional vehicular fuel and lubricants is available from the operating budget and Section 8 administrative fees of the Authority for the fiscal year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to increase the encumbrance for fleet fuel and lubricants obtained through the City and County of San Francisco in an amount not to exceed $45,000.00 for the remainder of the fiscal year.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

7/25/91
Date

Commissioner Lillian moved to adopt Resolution No. 3670 and Commissioner Chuck seconded the motion.

Resolution No. 3670 was UNANIMOUSLY ADOPTED.

11. VISITORS:

None.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of July 25, 1991 was adjourned at 4:18 p.m. The next regular meeting has been scheduled for August 8, 1991.

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SF
65
4
8/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 5, 1991

DOCUMENTS DEPT.
AUG 6 1991
SAN FRANCISCO
PUBLIC LIBRARY

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, August 8, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
H65
#1
8/8/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 8, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, August 8, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY

6. COMMITTEE REPORT

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

DOCUMENTS DEPT.
AUG 6 1991
SAN FRANCISCO
PUBLIC LIBRARY

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Commending Willie Dotson on the Occasion of his Retirement

(b) Resolution - Approving the Operating Budget Revision No. 1 for the Period October 1, 1990 to September 30, 1991 Covering Low-Income Projects Under Contract SF-255

(c) Resolution - Authorizing the Executive Director to Increase the Encumbrance to National Guardian Security Service for the Maintenance and Service of the Complete Fire Sprinkler, Water Flow Alarm and Supervisor Trouble Monitoring at CAL 1-5, Bernal Dwellings, and CAL 1-18(7), Hayes Valley in the Amount Not to Exceed $25,000 Contract No. 050-89-0001

(d) Resolution - For Approval of Change Order G-3 in the Amount of $60,981 at CAL 1-18(4), Alice Griffith, Rehabilitation of Boilers and Abatement of Asbestos

(e) Resolution - Providing for a Boundary Adjustment at Ping Yuen North, CAL 1-18(6), and Declaring 19.25 Square Feet of Property Surplus

(f) Resolution - Adopting the Property Disposition Policy of the San Francisco Housing Authority

(g) Resolution - To Adopt a Policy to Determine Effective Date for Interim Rent Adjustments for All Tenants (Public Housing and Section 8) who become employed

11. VISITORS:

12. ADJOURNMENT:

Karen Moore
for DAVID GILMORE
Secretary/Executive Director

RESOLUTION NO. _____ (a)
DATE ADOPTED:_____

RESOLUTION COMMENDING WILLIE DOTSON
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Willie Dotson has retired from the Housing Authority of the City and County of San Francisco on July 31, 1991 after twenty-three years of service; and

WHEREAS, during his career as an employee of this Authority, he faithfully and diligently discharged his duties as electrician; and

WHEREAS, Mr. Dotson has gained the respect of the Commission of this Authority, the staff and his fellow employees for his loyalty, efficiency and dedicated service;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extends to Willie Dotson its appreciation for long and faithful service and extends its best wishes for a very happy retirement.

APPROVED AS TO FORM:

_____
Legal Counsel

8/5/91
_____
Date

Budget #__

SAN FRANCISCO HOUSING AUTHORITY (b)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DATE: August 8, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice-President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJECT: RESOLUTION APPROVING THE OPERATING BUDGET REVISION #1 FOR THE PERIOD OCTOBER 1, 1990 TO SEPTEMBER 30, 1991 COVERING LOW INCOME PROJECTS UNDER CONTRACT SF-255

In order to accurately reflect the Authority's income and expenditures for the 1990-1991 fiscal year, a revision to the budget is necessary. Adjustments were made by line item to reprogram savings in certain line items to those categories that needed funding. We urge your adoption of this resolution.

RESOLUTION NO. _____ (b)
Date Adopted:_____

RESOLUTION APPROVING THE OPERATING BUDGET REVISION #1 FOR THE PERIOD OCTOBER 1, 1990 TO SEPTEMBER 30, 1991 COVERING LOW INCOME PROJECTS UNDER CONTRACT SF-255

* *

WHEREAS, there is attached hereto and marked Exhibit "A", the Budget in summary form for the Low Income Housing Program Operating Budget Revision #1 for the period of October 1, 1990 through September 30, 1991; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1990 will not be less than that amount equal to 30% of the sum of the "Family Income"; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income reexaminations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100% allocation of his/her time.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1.) That the budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2.) This Resolution is effective immediately.

Attachment:

APPROVED AS TO FORM:

Deborah D. Burke for
Geraldine Chavis, Legal Counsel Date: 8/2/91

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30, 19 91

[ ] ORIGINAL [X] REVISION NO. 1

TYPE OF HUD-ASSISTED PROJECT(S):

- LHA-Owned Rental Housing. . . . . [XX]
- LHA-Leased Housing-Section 23 or 10(c) . . . . . [ ]
- LHA-Owned-Homeownership . . . . . [ ]
- LHA-Leased-Homeownership. . . . . [ ]
- LHA-Conveyed Project-Administration Contract. [ ]

NAME OF LOCAL AUTHORITY:
Housing Authority of the City and County of San Francisco

CONTRACT NO.(S):
SF-255

PROJECT NO.(S):
Cal 1-1 to Cal 1-42

LOCALITY:
San Francisco

NO. OF D.U.: 6,488

NO. OF UNIT MONTHS OF AVAILABILITY: 77,856

HUD AREA OFFICE: San Francisco

HUD REGIONAL OFFICE: Region IX San Francisco

LINE NO.		(1)	ACTUALS LAST FISCAL YEAR 1989 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 1990 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
		Homebuyers Monthly Payments For:						
001		Operating Expenses						
002		Earned Home Payments Account						
003		Nonroutine Maintenance Reserve						
004		Total Break-Even Amount *(Sum of Lines 001, 002, & 003)*						
005		Excess (or Deficit) in Break-Even Amount						
006		Homebuyers Monthly Payments (Contra)						
		OPERATING RECEIPTS:						
010	OPERATING RECEIPTS	Dwelling Rentals	176.93	190.18	202.73	15,783,750		
020		Excess Utilities	0.00	.00	0.00	-0-		
030		Nondwelling Rentals	.40	.33	0.36	27,870		
040		Total Rental Income	177.33	190.51	203.09	15,811,620		
050		Interest on General Fund Investments	2.65	2.93	2.67	207,680		
060		Other Operating Receipts	1.28	.90	0.87	67,590		
090		TOTAL OPERATING RECEIPTS EXCLUDING HUD CONTRIB.	181.26	194.34	206.63	16,086,890		
		OPERATING EXPENDITURES:						
		ADMINISTRATION:						
110		Salaries	46.36	46.21	58.68	4,568,640		
120		Administration Expenses Other Than Salaries	16.82	14.64	16.77	1,306,020		
190		Total Administration Expenses	63.18	60.85	75.45	5,874,660		
		TENANT SERVICES:						
210		Salaries	1.59	1.66	1.80	140,490		
220		Recreation, Publications and Other Services	.31	.28	0.36	28,000		
230		Contract Costs - Training and Other	.84	1.08	1.33	103,760		
290		Total Tenant Services Expenses	2.74	3.02	3.49	272,250		
		UTILITIES:						
310		Labor	0.00	.00	0.00	-0-		
320		Utilities	86.15	91.95	115.59	8,999,490		
390		Total Utilities Expenses	86.15	91.95	115.59	8,999,490		
		ORDINARY MAINTENANCE AND OPERATION:						
410		Labor	54.93	64.91	82.28	6,405,820		
420		Materials	18.11	23.02	19.28	1,501,160		
430		Contract Costs	29.07	35.79	33.55	2,611,700		
450		Total Ordinary Maintenance and Operation Expenses	102.12	123.72	135.11	10,518,680		
		PROTECTIVE SERVICES:						
460		Labor	0.00		0.00	-0-		
470		Materials	0.00		0.00	-0-		
480		Contract Costs	0.25	.07	0.10	8,000		
490		Total Protective Services Expenses	0.25	.07	0.10	8,000		
		GENERAL EXPENSES:						
510		Insurance	11.66	10.28	11.56	900,000		
520		Payments in Lieu of Taxes	.00	.00	0.00	-0-		
530		Terminal Leave Payments	.79	.45	0.51	40,000		
540		Employee Benefit Contributions	35.54	38.57	51.32	3,995,550		
550		Collection Losses	7.66	6.27	6.42	500,000		
560		Other General Expenses	.82	.84	0.92	71,380		
590		Total General Expenses	56.48	56.41	70.73	5,506,930		
600		TOTAL ROUTINE EXPENSES	310.92	336.02	400.48	31,180,010		
610		RENTS TO OWNERS OF LEASED DWELLINGS				-0-		
690		TOTAL OPERATING EXPENSES	310.92	336.02	400.80	31,205,010		
		NONROUTINE EXPENDITURES:						
710	NONROUTINE	Extraordinary Maintenance	.88	.65	0.96	75,000		
720		Replacement of Equipment	2.71	2.85	9.81	765,000		
730		Betterments and Additions	1.40	1.48	3.92	305,000		
740		Other Nonroutine Expenditures	0.08	1.03	1.16	90,000		
790		TOTAL NONROUTINE EXPENDITURES	5.07	6.01	15.85	1,235,000		

HUD-52564
January 1972

Exhibit "A"

Page 2 of

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

OPERATING BUDGET

For Fiscal Year Ending September 30, 19 91

☐ ORIGINAL ☒ REVISION NO. 1

NAME OF LOCAL AUTHORITY:
Housing Authority of the City
County of San Francisco

LOCALITY:
San Francisco

CONTRACT NO.(S):
SF-255

PROJECT NO.(S):
Cal 1-1 to 1-42

TYPE OF HUD-ASSISTED PROJECT(S):

LHA-Owned-Rental Housing ☒ XX
LHA-Leased-Homeownership ☐
LHA-Leased-Section 23 or 10(c) ☐
LHA-Conveyed Project Administration Contract ☐
LHA-Owned-Homeownership ☐

LINE NO.	(1)	ACTUALS LAST FISCAL YEAR 19 89 PUM (2)	ESTIMATES OR ACTUALS CURRENT BUDGET YEAR 19 90 PUM (3)	REQUESTED BUDGET ESTIMATES: LHA ESTIMATES PUM (4)	LHA ESTIMATES AMOUNT (To Nearest $10) (5)	HUD MODIFICATIONS PUM (6)	HUD MODIFICATIONS AMOUNT (To Nearest $10) (7)
	OTHER EXPENDITURES:						
810	Prior Year Adjustments	.18	(.68)	1.82	142,000		
820	Other Deductions			0.00	-0-		
830	Total Other Expenditures	.18		1.82	142,000		
890	TOTAL OPERATING EXPENDITURES	316.18	341.35	418.17	32,557,010		
900	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:	(134.92)		0.00	-0-		
910	Basic Annual Contribution (Leased Project)			0.00	-0-		
920	RESIDUAL RECEIPTS (OR DEFICIT) BEFORE OTHER HUD CONTRIBUTIONS AND PROVISION FOR OPERATING RESERVE:		(147.01)	(211.54)	(16,470,120)		
	OTHER HUD CONTRIBUTIONS 950a FYE90 PFS ADJ.			5.83	454,204		
930	Operating Subsidy	149.63	171.88	202.56	15,770,511		
940	~~Special Project Subsidy~~ HUD Debt Payback	(11.04)	(9.10)	(15.92)	(1,239,527)		
950	PFS Subsidy Holdback -5%			(10.13)	(788,526)		
960	Total Other HUD Contributions	138.59	162.78	182.34	14,196,662		
970	Residual Receipts (or Deficit) before Reserve	3.67	15.77	(29.20)	(2,273,458)		
980	Provision for Operating Reserve	3.67	15.77	(29.20)	(2,273,458)		
990	Residual Receipts (or Deficit)	-0-	-0-	-0-	-0-		

OPERATING RESERVES FOR A CONTRACT OR PROJECT

LINE NO.	Part I – Maximum Operating Reserve – End of Current Budget Year	
	SECTION A – LHA-OWNED RENTAL HOUSING	$ 15,117,595
01	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Contract	
	SECTION B – LHA-LEASED HOUSING – SECTION 23 OR 10(C)	$
02	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
	SECTION C – LHA-OWNED OR LEASED HOUSING - HOMEOWNERSHIP	
03	One-half (50%) of Line 600 – Column 5 – Form HUD-52564 for a Project	
04	One-third (33-1/3%) of Line 004 – Column 5 – Form HUD-52564 for a Project	
	Total (Sum of Lines 03 and 04)	

Part II – Provision for and Estimated or Actual Operating Reserves at Year End

06	Reserve at End of Previous Fiscal Year – Actual		1989	$ 5,002,581
07	Provision for Reserve – Current Budget Year – Estimated or Actual		1990	1,277,320
08	Reserve at End of Current Budget Year – Estimated or Actual	7,519,428 (1,239,527)	1990	6,279,901
09	Provision for Reserve – Requested Budget Year – Estimated	Line 970: (2,273,458) HUD Debt: 1,239,527	1991	(1,033,931)
10	Reserve at End of Requested Budget Year – Estimated		35% - 1991	5,245,970

LHA APPROVAL:

David Gilmore - Executive Director
(Name and Title) (Signature) (Date)

AREA OFFICE APPROVAL

(Name and Title) (Signature) (Date)

(c)

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 2, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE TO NATIONAL GUARDIAN SECURITY SERVICE FOR THE MAINTENANCE AND SERVICE OF THE COMPLETE FIRE SPRINKLER, WATER FLOW ALARM AND SUPERVISOR TROUBLE MONITORING AT CAL 1-5, BERNAL DWELLINGS, AND CAL 1-18(7), HAYES VALLEY, IN AN AMOUNT NOT TO EXCEED $25,000, CONTRACT NO. 050-89-0001

The attached resolution is submitted for your review and approval to authorize an increase to the encumbrance for the contract with National Guardian Security Service, not to exceed $25,000, for the monitoring, maintenance and servicing of the complete fire sprinkler water flow alarm.

The National Guardian Security Service has provided this service to three sites, Bernal Dwellings, Hayes Valley North and Hayes Valley South, since March 1989.

This service is vital for the monitoring and trouble-shooting of required systems within each of these Developments.

I urge adoption of the attached resolution.

(c)

RESOLUTION NO. _____

DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE TO NATIONAL GUARDIAN SECURITY SERVICE FOR THE MAINTENANCE AND SERVICE OF THE COMPLETE FIRE SPRINKLER, WATER FLOW ALARM AND SUPERVISOR TROUBLE MONITORING AT CAL 1-5, BERNAL DWELLINGS, AND CAL 1-18(7), HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $25,000 CONTRACT NO. 050-89-0001

WHEREAS, the Authority is required to monitor its fire sprinkler systems at CAL 1-5, Bernal Dwellings, and CAL 1-18(7), Hayes Valley North and South; and

WHEREAS, funding has been allocated from the operating budget and for the monitoring, maintenance and service of the complete fire sprinkler water flow alarm, and the supervisory trouble monitoring at CAL 1-5, Bernal Dwellings, and CAL 1-18(7), Hayes Valley North and South (3 sites); and

WHEREAS, the Authority entered into a four year agreement with National Guardian Service in March 1989 for these services;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to increase the encumbrance for the contract with National Guardian Security in the amount of $25,000 for CAL 1-5, Bernal Dwellings, and CAL 1-18(7), Hayes Valley (3 sites).

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

8/5/91
Date

SAN FRANCISCO HOUSING AUTHORITY (d)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 2, 1991

MEMORANDUM

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: for David Gilmore, Executive Director/Secretary

SUBJECT: RESOLUTION FOR APPROVAL OF CHANGE ORDER G-3 IN THE AMOUNT OF $60,981.00 AT CAL 1-18(4), ALICE GRIFFITH, REHABILITATION OF BOILERS AND ABATEMENT OF ASBESTOS

Submitted for your consideration is the attached Resolution for approval of Change Order G-3 to the construction contractor at the referenced construction project. This change order will increase the contract price by $60,981.00 and extend the time of construction 25 days.

As a background, the project, which was originally planned last year with a targeted construction completion before this last winter season, required the contractor to provide hot water heating during construction. However, due to the heating system being required to be down for weeks at a time to complete these repairs, staff recommends that the capacity to provide both, domestic hot water and space heating, be provided during construction.

The existing heating systems contain internal single-wall heat exchangers which utilize the boiler heat to heat domestic hot water. Newly enacted State and local laws now outlaw single-wall heat exchangers as a health hazard. This fact, combined with our need to provide a larger heating capacity than was originally planned, has led the staff to consider eliminating the current internal heat exchangers and substitute external, double-walled heat exchangers.

The new external heat exchangers which is proposed to replace the existing internal type will have the following advantages:

1. Easy to service and maintain due to its being detached from the boiler.

2. Will enable detection of leaks easily.

3. Can be serviced without boiler shut-down.

4. Will prevent contamination of the domestic hot water from the chemical filled space heating water.

The proposed heat exchangers will replace the existing and remain as an integral part of the permanent boiler system. The A.O. Smith Water Heater purchased under the construction contract will be used in each boiler room as a source of temporary heat as each boiler is taken out of service for rehabilitation.

Staff has reviewed the contractor's proposal and found it fair and reasonable.

Funds are available in the CIAP Budget CA 1-916.

Based upon the above, I recommend your approval of this resolution.

RESOLUTION _____ (d)
DATE ADOPTED _____

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-3
IN THE AMOUNT OF $60,981.00 AT
CAL 1-18(4), ALICE GRIFFITH
REHABILITATION OF BOILERS AND ABATEMENT OF ASBESTOS

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with Alart Mechanical Contractors for the construction of CAL 1-18(4), Alice Griffith, Rehabilitation of Boilers and Abatement of Asbestos on September 27, 1990; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-3; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order G-3 are available in DHUD CIAP CA 1-916 Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order G-3 in the amount of $60,981.00 to Alart Mechanical Contractors is hereby approved.

2. The Executive Director/Secretary is authorized to execute said Change Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM;

Geraldine L. Chavis
Legal Counsel

5/2/91
Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DATE: July 24, 1991
FUND CA 1-916
PROJECT NO: CAL 1-18(4)
PROJECT NAME: ALICE GRIFFITH
CONTRACT NO: 5900015
CONTRACT NAME: REHABILITATION OF BOILERS AND ABATEMENT OF ASBESTOS

Alart Mechanical Contractor,Inc.
445 Hampshire Street
San Francisco, CA 94110

CHANGE ORDER G-3

In connection with Contract dated, **September 27, 1990** for the construction of **CAL 1-18(4), ALICE GRIFFITH, REHABILITATION of BOILERS and ABATEMENT of ASBESTOS** in San Francisco, California, the following change is ordered in accordance with Paragraph 9 of the General Conditions to provide labor, materials and equipment to:

1. **Provide temporary space heating to all four (4) boiler sites namely; Boiler Rooms 1, 2, 3 and 4 all in accordance with "Request for Proposal No. 1" (dated 6/17/91) and Drawing "Schematic Piping Diagram, Space Heating - Temporary system" (Exhibit 4), dated(6/14/91).**

2. **Replace boiler domestic hot water internal heat exchanger with new Bell and Gossett Diamond Back external heat exchanger at three (3) boiler sites, namely, Boiler Room Nos. 1, 3, and 4 all in accordance with "Request for Proposal No. 2" (dated 6/17/91), "Heat Exchanger Data Sheets" (Exhibits 1-A and 1-B,) dated 6/6/91, "Design Conditions" (Exhibit 1-C), "Engineering Specifications for Bell and Gosset WU Heat Exchanger" (Exhibit 1-D); and Drawing "Typical Boiler Room Layout" (Exhibit 2).**

Subject to conditions hereinafter set forth an equitable adjustment of the contract price and the contract time is established as follows:

THE CONTRACT PRICE IS INCREASED BY SIXTY THOUSAND NINE HUNDRED EIGHTY-ONE DOLLARS AND NO/CENTS ($60,981.00). THE CONTRACT TIME IS EXTENDED BY TWENTY FIVE (25) CALENDAR DAYS.

The above amount is subdivided as follows:

$ 60,981.00 **ADDED TO ....Dwelling Unit** 1460

The original Contract Sum was	**$ 188,988.00**
Net change by previously authorized Change Order was	**2,307.00**
The Contract Sum prior to this Change Order was	**$ 191,295.00**
The new Contract Sum including this Change will be	**$ 252,276.00**
The date of substantial completion as of the date of approval of this Change Order therefore is	**NOVEMBER 1, 1991**

The conditions hereinbefore referred to are as follows:

A. The aforementioned change, and work affected thereby, are subject to all contract stipulations and covenants.

B. The rights of the Local Authority are not prejudiced.

C. All claims against the Local Authority, which are incidental to or as a consequence of the aforementioned change are satisfied.

D. The Contract Price and the Contract Time changes agreed to for this Change Order represents full compensation for all costs and time associated with the described work.

CONCURRED :
ENTEK CORPORATION

By:_____

Title:_____

Date:_____

ACCEPTED:
ALART MECHANICAL CONTRACTORS,

By:_____

Title:_____

Date:_____

APPROVED:
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By:_____

Title:_____

Date:_____

APPROVED:
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

By : _____
David Gilmore

Title: Executive Director

Date:_____

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

FRANK PEDONE
ALART MECHANICAL CONTRACTORS
445 HAMPSHIRE STREET
FRANCISCO, CA 94110

DATE: **JUNE 17, 1991**
PROJECT: **CAL 1-18(4), ALICE SAN GRIFFITH, REHAB OF BOILERS**

REQUEST FOR PROPOSAL

REQUEST NO. 1 (REVISED)

Dear Mr. Pedone:

Contract documents may be amended as hereinafter described. Submitted quotation for change in contract price and/or contract time for each item described, including price breakdown, for review prior to approval. Do not proceed with any work until a change order or a written instruction to proceed has been issued.

DESCRIPTION OF CHANGE

1. The SFHA owned Raypack Model 288 Water Heater available at 2698 California Street shall be used as water heater to serve the heated hot water (HHW) system on a temporary basis during construction.

2. The Contractor shall furnish all accessories, such as valves, and gauges as necessary to monitor temperature and/or pressure at each equipment supply and return pipe. Accessories used in temporary lines maybe reused in permanent lines if accessories are not damaged.

3. The Contractor shall install the temporary flues for the two (2) water heaters in such a manner as to provide positive conveyance of flue to the outside of the building. Provide a draft inducer fan along the flue line as necessary to insure adequate draft.

4. All work shall be performed by the Contractor including the transport of the Raypak Water Heater unit from 2698 California Street to the job sites and finally back to 1815 Egbert Avenue after the rehabilitation of the last boiler room has been completed.

5. In addition to the A. O. Smith BC 670 water heater being used as a domestic hot water heater as described in Sec. 3.08 of the Specification, the Contractor

shall provide a temporary storage tank of suitable size which will serve as mixing or holding tank for the domestic hot water system.

6. The Contractor shall submit piping diagram for approval by the SFHA.

REFERENCES:

SPECIFICATIONS: Section 3.08, Temporary Domestic Hot Water Heating 15010-7

DRAWINGS:

Jack Young, Manager
Construction Department

JY:mj

cc: E. O. Habana
Thurman Smith
Entek Corporation
a:1-18(4).#1

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

ALART MECHANICAL CONTRACTORS
445 HAMPSHIRE STREET
SAN FRANCISCO, CA 94110

JUNE 17, 1991
PROJECT: CAL 1-18 (4),
ALICE GRIFFITH

CONTRACT NAME: REHABILITATION OF BOILERS
CONTRACT NO: 5900015

REQUEST FOR PROPOSAL

REQUEST NO. 2 (REVISED)

Contract documents may be amended as hereinafter described. Submitted quotation for change in contract price and/or contract time for each item described, including price breakdown, for review prior to approval. Do not proceed with any work until a change order or a written instruction to proceed has been issued.

DESCRIPTION OF CHANGE

The Sec. 2.05/15050-2 under sub heading - "Domestic Hot Water Coils" of the Technical Specifications shall be changed to read as follows:

The heat exchanger for the three (3) boiler sites shall be the external type double wall Bell and Gosset Diamond Back Model with capacities and specifications fully described in the attached Exhibit 1-A, 1-B, 1-C and 1-D. The piping sizes and fittings as well as arrangement shall be similar to the one already installed in Boiler Room No. 2, at 100 Cameron Way. Refer to Exhibit 2 for typical heat exchanger layout.

The piping for both; domestic hot water and boiler circulation lines; shall be 2" dia. size. The system shall be equipped with circulation pump of 2" dia. flange size, 3/4 HP, 115 Volt, single phase motor installed in the heat exchanger hot water supply as in Boiler Room No. 2. The pump shall be provided with a switch mounted on the wall close to the pump.

Inside the boiler, the heated hot water supply pipe line to the heat exchanger shall be extended at least 6 inches below the minimum boiler water level as indicated by the low water cut out. The existing two (2) gate valves serving the domestic hot water heat exchangers shall be replaced with new ball type valves.

All piping shall be provided with pipe insulation in accordance with Section 2.08/15050-2 and all shall be adequately supported by hangers.

Insulation that will be damaged during pipe disconnection shall be repaired. The Contractor shall comply to Section 2.01 and 2.02/15010.3 relative to substitutions and submittal, respectively, as well as other governing and applicable sections of the specifications.

All open pipe ends, uncapped valves and outlets which will be opened after the piping modification and disconnection shall be sealed with approved plugs or caps.

Provide the foregoing arrangement in Boiler Rooms 1, 3 and 4.

REFERENCES:

SPECIFICATIONS:	Section 2.05/15050 - 2 and all other applicable section of the specifications.
DRAWINGS:	Sheet T-1 and M-1

By: Jack M. Young
Jack M. Young, Chief
Construction Department

JMY:cd

cc: Inspector, Turman Smith
Consultant, Entek Corporation
Project Manager, Manny Habana

a:\1-18(4)2.pro

Exhibit 1-A

Customer: SFHA - Alice Griffith
Job Name: 1021 Fitzgerald and 60 Nichols

Proposal No.:
Date: 6/6/91

Model: QDWU10 9-2 4

Sq.ft. Surface: 131.4

* * * * * * * * * * * PERFORMANCE DATA * * * * * * * * * * *

	Tube Side	Shell Side	
Fluid Circulated:	Water	Water	
Total Flow:	42.0	128.5	GPM
Total Flow:	20849.4	62871.9	PPH
Specific Gravity:	0.99	0.98	
Specific Heat:	1.00	1.00	BTU/lb-xF
Viscosity:	0.73	0.43	Centipoise
Thermal Conductivity:	0.365	0.374	BTU/hr-xF-ft)/ft
Inlet Temperature:	50.0	180.0	xF
Outlet Temperature:	140.0	150.0	xF
Velocity:	1.4	3.7	Ft/sec
Pressure Drop:	0.2	4.5	PSI
Pressure Drop:	0.4	10.3	Feet Water
Nozzle Size:	4.00 NPT	4.00 Flng	Inches

* * * * * * * * HEAT TRANSFER CHARACTERISTICS * * * * * * * *

Heat Load:	1874585	BTU/hr
LMTD:	57.52	xF
LMTD Correction Factor:	0.88	
Shellside Film Coefficient:	1342.2	BTU/hr-ft)-xF
Tubeside Film Coefficient:	442.8	BTU/hr-ft)-xF
Total Fouling - Requested:	+0.00075	Ft)-xF-hr/BTU
Total Fouling - Actual:	+0.00093	Ft)-xF-hr/BTU
Overall "U" Value:	260	BTU/hr-ft)-xF
Surface Area - Required:	125.5	Ft)

* * * * * * * * * * * * UNIT DATA * * * * * * * * * * * *

Design Pressure:	125.0	150.0	PSIG
Design Temperature:	375.0	375.0	xF

Front Head: Cast Iron (Bonnet)
Tie Rods/Spacers: Steel
Gasket Material: Compressed Fiber
Tubes: 3/4" O.D. Copper - Diamondback
Tubewall TK: 0.089"

Baffles: Steel
Shell: Steel
Tubesheet: Steel
Tube Gauge: 13.5 B.W.G.

CODE: ASME Sec. VIII, Div. 1

Remarks:

RECEIVED
JUN 11 1991
CONSTRUCTION DEPARTMENT

HEAT EXCHANGER DATA SHEET

EXHIBIT 1-B

Customer: SFHA - Alice Grifith
Job Name: 2 Cameron Way

Proposal No.:
Date: 6/6/91

Model: QDWU10 8-2 3

Sq.ft. Surface: 116.5

* * * * * * * * * * PERFORMANCE DATA * * * * * * * * * *

	Tube Side	Shell Side	
Fluid Circulated:	Water	Water	
Total Flow:	35.0	107.0	GPM
Total Flow:	17374.5	52429.3	PPH
Specific Gravity:	0.99	0.98	
Specific Heat:	1.00	1.00	BTU/lb-xF
Viscosity:	0.73	0.44	Centipoise
Thermal Conductivity:	0.365	0.374	BTU/hr-xF-ft)/ft
Inlet Temperature:	50.0	180.0	xF
Outlet Temperature:	140.0	150.0	xF
Velocity:	1.2	4.1	Ft/sec
Pressure Drop:	0.1	4.0	PSI
Pressure Drop:	0.2	9.1	Feet Water
Nozzle Size:	4.00 NPT	4.00 Flng	Inches

* * * * * * * HEAT TRANSFER CHARACTERISTICS * * * * * * *

Heat Load:	1562155	BTU/hr
LMTD:	57.52	xF
LMTD Correction Factor:	0.88	
Shellside Film Coefficient:	1427.7	BTU/hr-ft)-xF
Tubeside Film Coefficient:	382.7	BTU/hr-ft)-xF
Total Fouling - Requested:	+0.00075	Ft)-xF-hr/BTU
Total Fouling - Actual:	+0.00096	Ft)-xF-hr/BTU
Overall "U" Value:	245	BTU/hr-ft)-xF
Surface Area - Required:	110.7	Ft)

* * * * * * * * * * UNIT DATA * * * * * * * * * * *

Design Pressure:	125.0	150.0	PSIG
Design Temperature:	375.0	375.0	xF

Front Head: Cast Iron (Bonnet)
Tie Rods/Spacers: Steel
Gasket Material: Compressed Fiber
Tubes: 3/4" O.D. Copper - Diamondback
Tubewall TK: 0.089"

Baffles: Steel
Shell: Steel
Tubesheet: Steel
Tube Gauge: 13.5 B.W.G.

CODE: ASME Sec. VIII, Div. 1

Remarks:

RECEIVED
JUN 11 19
CONSTRUCTION

EXHIBIT 1 - C

San Francisco Housing Authority

Alice Griffith CAL 1-18(4)

DESIGN CONDITIONS

Boiler RM	1021 Fitzgerald	60 Nichols	2 Cameron Way
No. of units	76	78	46
Fixture units	228	234	138
GPM	37	38	32
Design GPM	42	42	35

Design Parameters:

Outlet temperature of boiler to heat exchanger - 180F
Outlet temperature of heat exchanger to boiler - 150F
Inlet temperature of city water to heat exchanger - 50F
Out let temperature of heat exchanger to mixing valve - 140F
Double wall heat exchangers

RECEIVED
JUN 1 1 1991
CONSTRUCTION DEPARTMENT

EXHIBIT 1-D

ENGINEERING SPECIFICATION FOR BELL & GOSSETT WU HEAT EXCHANGER

Furnish and install approximately where shown on plans and with manufacturer's recommendations, "WU" Liquid to Liquid Instantaneous Water Heater(s), according to the following specifications:

1. TYPE:
   Shell and Tube, U-Bend removable tube bundle.

2. MATERIALS:

Front Head: Cast Iron (Bonnet)	Baffles: Steel
Tie Rods/Spacers: Steel	Shell: Steel
Gasket Material: Compressed Fiber	Tubesheet: Steel
Tubes: 3/4" O.D. Copper - Diamondback	Tube Gauge: 13.5 B.W.G.

3. CONSTRUCTION: (*)
   A manufacturers' data report for pressure vessels, form No. U-1 as required by the provisions of the ASME Code Rules, is to be furnished to the engineer for the owner upon request. This form must be signed by an authorized inspector, holding a National Board commission, certifying that construction conforms to the latest ASME Code for pressure vessels for:

Tube side	125.0 PSIG design pressure at	375.0 deg. F
Shell side	150.0 PSIG design pressure at	375.0 deg. F

   as detailed in form No. U-1. The ASME "U" symbol should also be stamped on the Heat Exchanger(s). In addition, each unit is registered with the National Board of Boiler and Pressure Vessel Inspectors.

CAUTION: A properly sized relief valve must be installed on the heated liquid side to protect heat exchangers from possible damage due to volumetric expansion.

*Compliance with this part of the specification will insure acceptance of the vessel by any state or local jurisdiction in the United States.

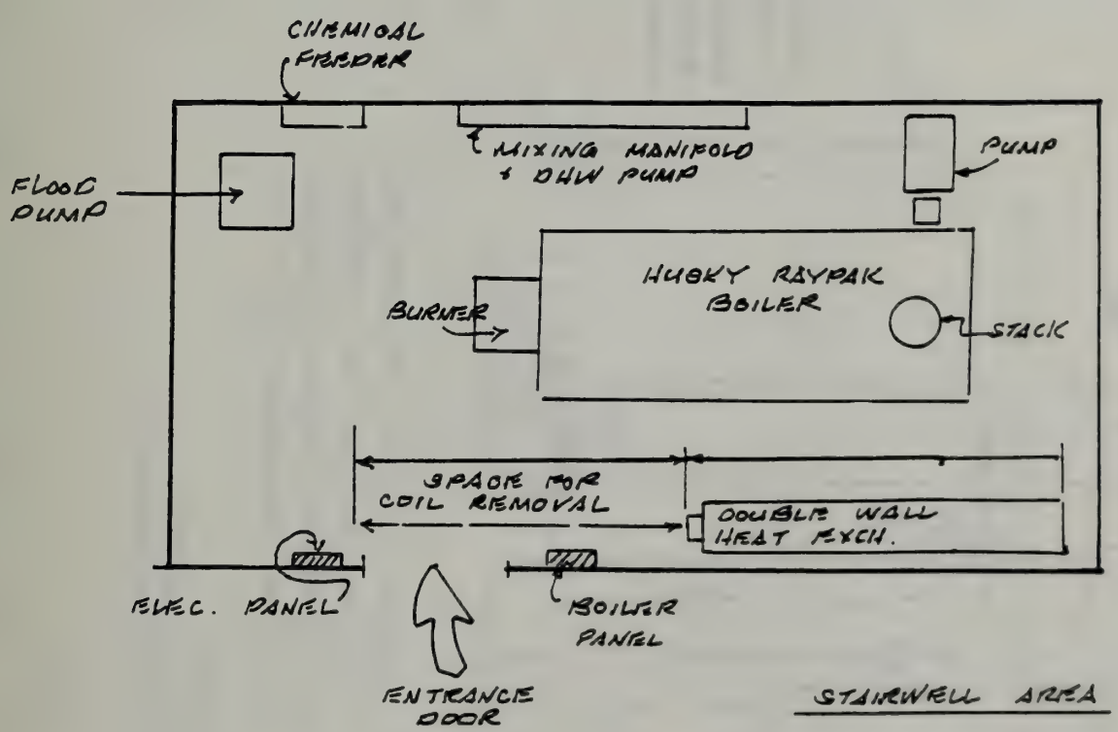
CONTRACTOR TO PROVIDE SADDLE SUPPORT IN ACCORDANCE WITH RECOMMENDED MANUFACTURERS SPECIFICATIONS WITH LEGS ANCHORED TO THE FLOOR.

RECEIVED
JUN 11 1991
CONSTRUCTION DEPARTMENT

EXHIBIT '2'

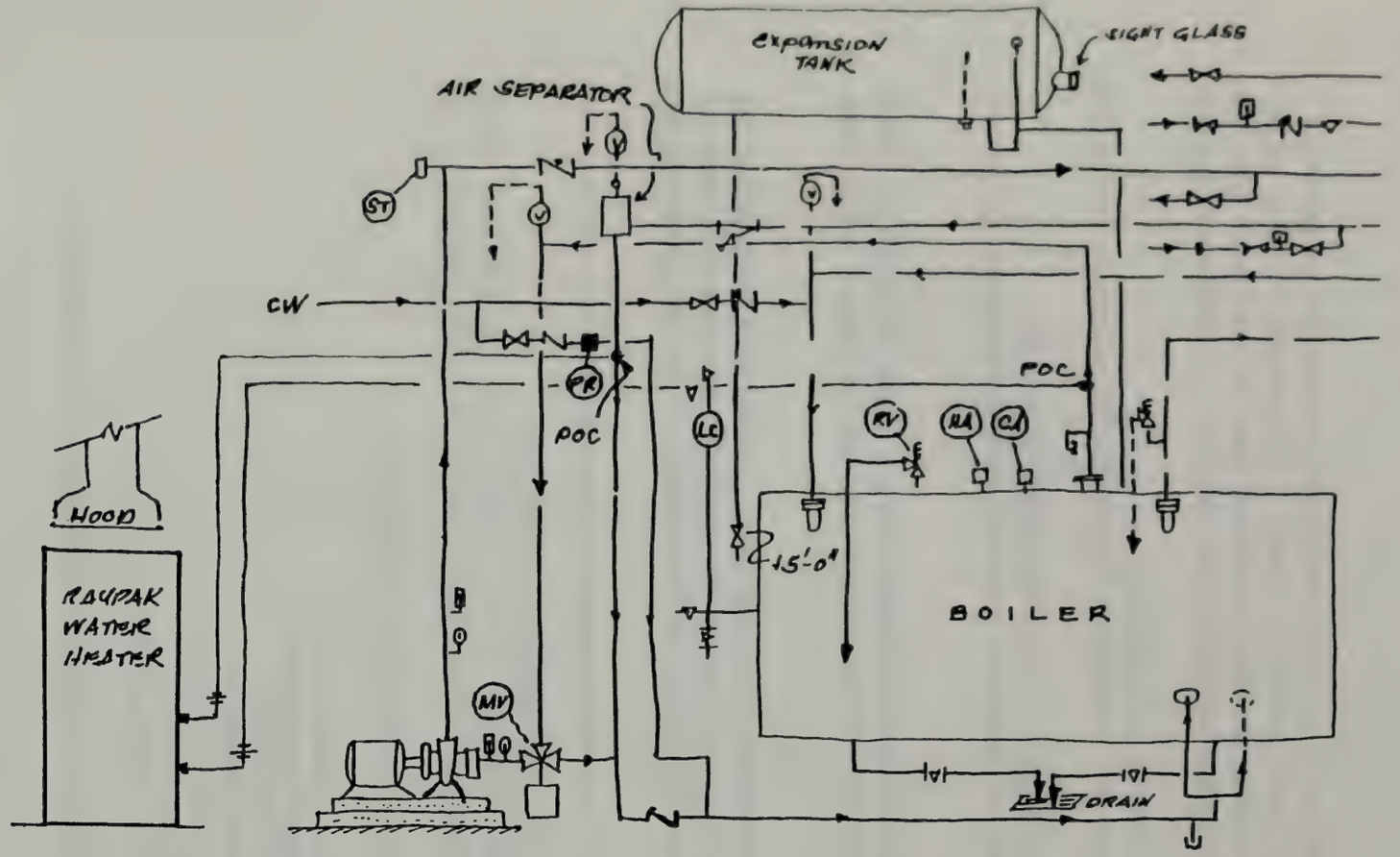
2/13/91

PROPOSED LOCATION OF THE NEW DOUBLE WALL HEAT EXCHANGER CAL 1-18(4) ALICE GRIFFITH REHABILITATION OF BOILERS.



TYPICAL BOILER ROOM LAYOUT

NO SCALE



Note :

THIS DIAGRAM MAY NOT REFLECT AN UPDATED OR CORRECT PIPING SCHEMATIC OF EXISTING CONDITIONS. CONTRACTOR TO VERIFY FROM THE JOB SITE ACTUAL CONDITIONS AND LOCATE EXACT POINT OF CONNECTIONS (POC) OF TEMPORARY HOOK UP.

EXHIBIT 4
SCHEMATIC PIPING DIAGRAM
SPACE HEATING - TEMPORARY SYSTEM

6/14/91

SAN FRANCISCO HOUSING AUTHORITY (e)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 8, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION PROVIDING FOR A BOUNDARY ADJUSTMENT AT PING YUEN NORTH, CAL 1-18(6), AND DECLARING 19.25 SQUARE FEET OF PROPERTY SURPLUS

Recently, the San Francisco Housing Authority was approached by the San Francisco Fire Department with a request for a boundary adjustment, involving 19.25 square feet, between this Authority's Ping Yuen North Development and a fire station located on Powell Street (See Exhibit #1).

This request was made to accommodate the rehabilitation of said fire station, which makes construction less expensive, provides for better circulation and will positively impact the overall operation of the station.

Staff has evaluated this request and has determined that such boundary adjustment, (the loss of 19.25 square feet) does not adversely affect Housing Authority's operations.

The Ping Yuen Resident Association was consulted in this matter and they are in full support of this boundary adjustment as evidenced by Exhibit #2.

Given the need for the Fire Department to rehabilitate their station in an effective and efficient manner and the fact that the requested boundary adjustment does not adversely affect the Housing Authority's operation in any manner or form, I recommend approval of the accompanying resolution, declaring the 19.25 square feet surplus, authorizing the Executive

Director, to do all things necessary and proper to effectuate the transfer of this square footage to the San Francisco Fire Department, following established procedures as determined and set forth by the Department of Housing and Urban Development.

I therefore recommend that the attached resolution be adopted at the August 8, 1991 Commission Meeting.

DG:EH/eh

RESOLUTION NO:_____
DATE ADOPTED:_____

(e)

RESOLUTION PROVIDING FOR A BOUNDARY ADJUSTMENT AT PING YUEN NORTH, CAL 1-18(6), AND DECLARING 19.25 SQUARE FEET OF PROPERTY SURPLUS

WHEREAS, the San Francisco Housing Authority was approached by the San Francisco Fire Department in regard to a minor boundary adjustment to accommodate the rehabilitation of a fire station located on Powell Street, adjacent to the Ping Yuen North development, see Exhibit #1; and

WHEREAS, staff has reviewed this request and found that granting such a boundary adjustment has no adverse affect upon Housing Authority operations in any manner or form; and

WHEREAS, the request of the San Francisco Fire Department has been discussed with the Ping Yuen Resident Association and has received their support; and

WHEREAS, granting this boundary adjustment would be beneficial to the Chinatown Community at large.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The 19.25 square feet of Housing Authority property at Ping Yuen North, as identified and noted on Exhibit #1, be declared surplus property.

2. The Executive Director is hereby is authorized and directed to do all things necessary and proper to dispose of the property in accordance with applicable HUD rules and regulations.

3. This resolution goes into effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
SFHA General Counsel

8/2/11
Date.

SAN FRANCISCO HOUSING AUTHORITY (f)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 1, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION ADOPTING THE PROPERTY DISPOSITION POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY

The attached resolution is submitted, for your review and approval, to authorize and adopt a property disposition policy for the Authority.

The San Francisco Housing Authority continually reviews its policies and procedures, and verifies that they comply with applicable regulations and other requirements. As a result of this effort, it was determined that an appropriate property disposition policy that complies with the stipulations of the Annual Contributions Contract (ACC) between the Authority and the Department of Housing and Urban Development (HUD) was not available. The Authority drafted an acceptable policy and related guidelines to correct this deficiency.

The property disposition policy written by the Authority meets all the requirements of the ACC. I, therefore, urge the adoption of the attached resolution.

DG:CO/

RESOLUTION NO._____ (f)
DATE ADOPTED _____

RESOLUTION ADOPTING THE PROPERTY DISPOSTION POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, the Authority is required to maintain a disposition policy and related procedures for excess property in accordance with its Annual Contributions Contract (ACC), Section 308; and

WHEREAS, the Authority has developed a disposition policy in accordance with the applicable requirements of the ACC;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The property disposition policy, per Attachment A hereto, is hereby approved and adopted.

2. Should any conflict arise between this Resolution and any other Resolution this Authority heretofore adopted and is now in force and effect, this Resolution shall prevail to the extent of such conflict.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

August 8, 1991
Date

Attachment A

SAN FRANCISCO HOUSING AUTHORITY

DISPOSITION POLICY

POLICY

It is the policy of the San Francisco Housing Authority to dispose of excess property, both real and personal, in a manner that is in accordance with Federal, State and local requirements, as applicable. Real property shall not be disposed of for less than its fair market value at a public sale. Personal property with an estimated fair value of $1,000.00 or more, which is to be sold to other than a public body for a public use, shall be sold at a public sale.

DEFINITIONS

Excess Property. Any property that is no longer useful or necessary to the development or operation of the Authority, has been determined to be in excess of needs by the Authority and, in the case of real property, such determination has been approved by the Federal Government.

GUIDELINES

The Authority maintains specific procedures for the disposal of various types of property such as vehicles and appliances. The guidelines presented herein are more general in nature so as to be applicable to the disposal of all personal property, regardless of type. These guidelines are also structured to be used simultaneously with the various disposition procedures, as applicable.

1. If the estimated fair value of an item of excess personal property is less than three hundred dollars ($300.00), then the Executive Director, or designee, may negotiate a sale in the open market after sufficient informal inquiry has been made to ensure a fair market return to the Authority.

2. If the estimated fair value of an item of excess personal property is at least three hundred dollars ($300.00), but less than one thousand dollars ($1,000.00), then the Executive Director, or designee, shall solicit bids from an adequate number of qualified bidders, either orally or in writing, to ensure a fair market return to the Authority.

3. If the estimated fair value of an item of excess personal property is one thousand dollars or more ($1,000.00), then the Executive Director, or designee, shall solicit bids through a public sale. Notice to the public may be made by formal advertisement in a newspaper of general circulation, by direct notification in writing to all known interested and qualified bidders, or by posting notices in public places such as a post office. Bids shall be publicly opened at the time and place specified in the solicitation. An award shall be made to the lowest, responsive, responsible bidder.

4. The Authority may sale excess personal property to a public body for a public use, at a negotiated fair value, without competitive solicitation.

5. If the sale of personal property exceeds ten thousand dollars ($10,000.00), such sale must receive Commission approval prior to finalizing the award in all cases.

6. All sales must be documented by an appropriate bill of sale containing, at a minimum, the following information:

   a. A description of the property
   b. Manufacturer's serial number, model number, Authority stock number, or other identification number, as applicable.
   c. Acquisition date and cost.
   d. Location, use and condition of property at time of disposal or sale.
   e. Date of sale and sales price.

7. Excess personal property that cannot be sold shall be destroyed, disposed of, or donated upon approval of the Executive Director, or designee. The transfer of property that has been designated for destruction, disposal or donation must have attached to the applicable property records a certification that the property cannot be sold, including a reasonable justification for such a determination.

8. The disposition or sale of excess real property shall be conducted in accordance with instructions and requirements prescribed by the Federal Government.

SAN FRANCISCO HOUSING AUTHORITY (g)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

MEMORANDUM

DATE: July 31, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William C. Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: DAVID GILMORE, Executive Director

SUBJECT: RESOLUTION TO ADOPT A POLICY TO DETERMINE EFFECTIVE DATE FOR INTERIM RENT ADJUSTMENTS FOR ALL TENANTS (PUBLIC HOUSING AND SECTION 8) WHO BECOME EMPLOYED

This is a policy that would allow tenants who become employed to receive a six-month grace period before their rent is increased to the higher amount reflecting the higher income.

This policy has been recommended by staff and by tenants to assist our implementation of the Authority's tenant hiring policy. We have posted this as a proposed policy for over thirty days as well as provided copies and discussed it with the tenant associations. The only comments that we have received were favorable.

I urge youradoption of this resolution.

DG:GLC:GB

RESOLUTION NO: _____ (g)

RESOLUTION TO ADOPT A POLICY TO DETERMINE EFFECTIVE DATE FOR INTERIM RENT ADJUSTMENTS FOR ALL TENANTS (PUBLIC HOUSING AND SECTION 8) WHO BECOME EMPLOYED

WHEREAS, the Authority finds that a disproportionate number of its tenants are unemployed; and

WHEREAS, the Authority finds that gainful employment is beneficial to its tenant population and leads to more stable communities; and

WHEREAS, to encourage tenant employment, the Authority has established by Resolution No. 3378 dated November 9, 1989 a tenant hiring program; and

WHEREAS, in Section 6 of the Authority's Dwelling Lease, the Authority requires tenants to report changes of income within ten days; and

WHEREAS, this same requirement generally applies to tenants under the Section 8 program; and

WHEREAS, the Authority finds that immediate readjustment of rent to reflect income from employment serves as a disadvantage to tenants and a disincentive to tenant employment; and

WHEREAS, the Authority further finds that immediate rent increases serve as a disincentive to tenants to immediately report their income; and

WHEREAS, the Authority wishes to develop a policy which is both sensitive to the needs of the families in our developments and strongly supports economic stability in building stronger public housing communities, and serves as an incentive to tenants to seek gainful employment; and

WHEREAS, the Authority wishes to establish the following policy regarding effective date of interim reexaminations due to increase in income where the tenant becomes gainfully employed; and

WHEREAS, the Authority proposes to modify Section 6d of the SFHA dwelling lease and Section VI.A.3 of the policies governing tenant admission and continued occupancy to provide that interim rent adjustments that are due to initial employment of a tenant or any member of tenant's household becomes effective six (6) months after the date of employment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT THE FOLLOWING PROPOSED POLICY IS HEREBY APPROVED:

1. The implementation date of this policy is November 9, 1989.

2. Tenant is eligible on a one time basis per household to be considered under this policy.

3. Tenant must report his/her change of income due to employment within ten days from the date of initial employment.

4. Failure to report income within ten days from initial employment will deem tenant ineligible to participate in program.

5. Tenants who have become employed since November 9, 1989, who have not yet reported their income will be given a grace period of 10 days from the effective date of this policy in order to come into the Housing Authority and report their income. These tenants will still be eligible to participate in the program if they do so.

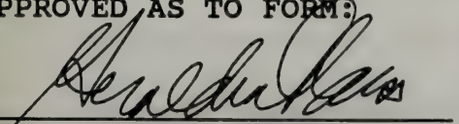
6. If tenant reports his/her income within ten days as required above and so long as this is tenant's first proposed increase in rent due to tenant becoming employed, then SFHA will recalculate and redetermine the rent. The tenant will be informed in writing of the redetermined rent. The effective date of the interim rent increase shall be six (6) months from the date of employment.

7. Tenants who have became employed since November 9, 1989, and who have already reported his/her income due to his/her first employment and received a rent increase shall be eligible for a credit equal to the amount of the increase for six (6) months in the form of rent adjustments only, if they apply in writing for said credit through his/her property manager within 30 days of the effective date of this policy.

8. The term tenant shall also include any member of tenant's household who is listed on the lease.

9. This policy is subject to approval by the U.S. Department of Housing and Urban Development.

APPROVED AS TO FORM:



GERALDINE L. CHAVIS
Legal Counsel

DATE

\policy

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 8, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, August 8, 1991 at 4:00 p.m.

1. ROLL CALL:

President Goode called the meeting to order at 4:28 p.m.

Roll Call found the following members to be:

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Albert J. Reen, Commissioner
Carlene Williams, Commissioner

ABSENT: Robert Boileau, Commissioner
William Drypolcher, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Debrena Madison, Assistant Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Lillian moved to approve the Agenda of August 8, 1991 and Commissioner Chuck seconded the motion.

The agenda of August 8, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Lillian moved to approve the minutes of July 25, 1991 and Commissioner Williams seconded the motion.

The minutes of July 25, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Secretary Gilmore had the pleasure to inform the Commission that in addition to the two resident associations (Alemany and Hunters View), that are incorporated as Resident Management Corporations, and recipients of the Technical Assistance Grant (TAG), three

other tenant associations (Sunnydale, Holly Courts, and Robert B. Pitts) have now achieved the incorporated status, making a total of five Resident Associations to carry on activities associated with Resident Management.

Secretary Gilmore also reported that San Francisco had the largest delegation to the National Management Corporation Convention held in Boston July 31 through August 4, 1991. He said representatives from the five developments were in attendance at this Convention.

Ms. Deborah Whittle, Director of Resident Services, and Ms. Vera Kennedy, President of the Hunters View Resident Management Corporation, gave an overview of the training sessions, workshops and special events that took place at the Resident Management Training Conference in Boston.

Secretary Gilmore ended his report to the Commission by introducing Carol Wilkins, the newly appointed Deputy Executive Director for Administration and Finance.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The report of counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Annie Mae Manning, Secretary of PHTA, submitted a written report to the Commission.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) RESOLUTION NO. 3671

RESOLUTION COMMENDING WILLIE DOTSON
ON THE OCCASION OF HIS RETIREMENT

WHEREAS, Mr. Willie Dotson has retired from the Housing Authority of the City and County of San Francisco on July 31, 1991 after twenty-three years of service; and

WHEREAS, during his career as an employee of this Authority, he faithfully and diligently discharged his duties as an electrician; and

WHEREAS, Mr. Dotson has gained the respect of the Commission of this Authority, the staff and his fellow employees for his loyalty, efficiency and dedicated service;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

This Commission extends to Willie Dotson its appreciation for long and faithful service and extends its best wishes for a very happy retirement.

APPROVED AS TO FORM:

(s) Geraldine Chavis
Legal Counsel

8/8/91
Date

Commissioner Lillian moved to adopt Resolution No. 3671 and Commissioner Chuck seconded the motion.

Resolution No. 3671 was UNANIMOUSLY ADOPTED.

After said resolution was adopted, Commissioner Chuck presented a SFHA commendation plaque to the retiree, Willie Dotson.

(b) RESOLUTION NO. 3672

RESOLUTION APPROVING THE OPERATING BUDGET REVISION NO. 1 FOR THE PERIOD OF OCTOBER 1, 1990 TO SEPTEMBER 30, 1991 COVERING LOW-INCOME PROJECTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit "A", the Budget in summary form for the Low-Income Housing Program Operating Budget Revision No. 1 for the period of October 1, 1990 through September 30, 1991; and

WHEREAS, the Commission has reviewed the aforementioned budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low-income families and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under the provisions of the current Performance Funding System regulations and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the requirements of Section 9 (b) of the U.S. Housing Act and of Section 960.407 of 24 CFR, Part 960 in that the aggregate annual gross rent of families residing in dwelling units for the fiscal year beginning October 1, 1990 will not be less than that amount equal to 30% of the sum of the "Family Income" and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with the annual income re-examinations requirements and that rents have been or will be adjusted in accordance with 24 CFR Part 913; and

WHEREAS, the San Francisco Housing Authority certifies that no PHA employee reflected in this budget serving in a variety of positions will exceed 100% allocation of his/her time;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The budget marked Exhibit "A" attached hereto is hereby approved for submission to HUD Area Office.

2. This Resolution is effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/8/91
Date

(Exhibit "A" is filed in Formal Minute Book.)

Commissioner Williams moved to adopt Resolution No. 3672 and Commissioner Lillian seconded the motion.

Resolution No. 3672 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3673

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE TO NATIONAL GUARDIAN SECURITY SERVICE FOR THE MAINTENANCE AND SERVICE OF THE COMPLETE FIRE SPRINKLER, WATER FLOW ALARM AND SUPERVISOR TROUBLE MONITORING AT CAL 1-5, BERNAL DWELLINGS, AND CAL 1-18(7), HAYES VALLEY IN AN AMOUNT NOT TO EXCEED $25,000 CONTRACT NO. 050-89-0001

WHEREAS, the Authority is required to monitor its fire sprinkler systems at CAL 1-5, Bernal Dwellings, and CAL 1-18(7), Hayes Valley North and South; and

WHEREAS, funding has been allocated from the operating budget and for the monitoring, maintenance and service of the complete fire sprinkler water flow alarm, and the supervisory trouble monitoring at CAL 1-5, Bernal Dwellings, and cal 1-18(7), Hayes Valley North and South (3 sites); and

WHEREAS, the Authority entered into a four year agreement with National Guardian Service in March 1989 for these services;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to increase the encumbrance for the contract with National Guardian Security in the amount of $25,000 for CAL 1-5, Bernal Dwellings, and CAL 1-18(7), Hayes Valley (3 sites.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/8/91
Date

Commissioner Williams moved to adopt Resolution No. 3673 and Commissioner Lillian seconded the motion.

Resolution No. 3673 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3674

RESOLUTION FOR APPROVAL OF CHANGE ORDER NO. G-3
IN THE AMOUNT OF $60,981 AT
CAL 1-18(4), ALICE GRIFFITH REHABILITATION OF
BOILERS AND ABATEMENT OF ASBESTOS

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with Alart Mechanical Contractors for the construction of CAL 1-18(4), Alice Griffith, Rehabilitation of Boilers and Abatement of Asbestos on September 27, 1990; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-3; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order G-3 are available in DHUD CIAP CA 1-916 Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order G-3 in the amount of $60,981 to Alart Mechanical Contracts is hereby approved.

2. The Executive Director/Secretary is authorized to execute said Change Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/8/91
Date

Commissioner Williams moved to adopt Resolution No. 3674 and Commissioner Reen seconded the motion.

Resolution No. 3674 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3675

RESOLUTION PROVIDING FOR A BOUNDARY ADJUSTMENT AT PING YUEN NORTH, CAL 1-18(6), AND DECLARING 19.25 SQUARE FEET OF PROPERTY SURPLUS

WHEREAS, the San Francisco Housing Authority was approached by the San Francisco Fire Department in regard to a minor boundary adjustment to accommodate the rehabilitation of a fire station located on Powell Street, adjacent to the Ping Yuen North development, see Exhibit #1; and

WHEREAS, staff has reviewed this request and found that granting such a boundary adjustment has no adverse affect upon Housing Authority operations in any manner or form; and

WHEREAS, the request of the San Francisco Fire Department has been discussed with the Ping Yuen Resident Association and has received their support; and

WHEREAS, granting this boundary adjustment would be beneficial to the Chinatown Community at large;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The 19.25 square feet of Housing Authority property at Ping Yuen North, as identified and noted on Exhibit #1, be declared surplus property.

2. The Executive Director is hereby authorized and directed to do all things necessary and proper to dispose of the property in accordance with applicable HUD rules and regulations.

3. This resolution goes into effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/8/91
Date

(Exhibit "1" is filed in Formal Minute Book.)

Commissioner Williams moved to adopt Resolution No. 3675 and Commissioner Chuck seconded the motion.

Resolution No. 3675 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3676

RESOLUTION ADOPTING THE PROPERTY DISPOSITION POLICY OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, the Authority is required to maintain a disposition policy and related procedures for excess property in accordance with its Annual Contributions Contract (ACC), Section 308; and

WHEREAS, the Authority has developed a disposition policy in accordance with the applicable requirements of the ACC;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The property disposition policy, per Attachment A hereto, is hereby approved and adopted.

2. Should any conflict arise between this Resolution and any other Resolution this Authority heretofore adopted and is now in force and effect, this Resolution shall prevail to the extent of such conflict.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/8/91
Date

(Attachment "A" is filed in Formal Minute Book.)

Commissioner Williams moved to adopt Resolution No. 3676 and Commissioner Reen seconded the motion.

Resolution No. 3676 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3677

RESOLUTION TO ADOPT A POLICY TO DETERMINE EFFECTIVE DATE FOR INTERIM RENT ADJUSTMENTS FOR ALL TENANTS (PUBLIC HOUSING AND SECTION 8) WHO BECOME EMPLOYED

WHEREAS, the Authority finds that a disproportionate number of its tenants are unemployed; and

WHEREAS, the Authority finds that gainful employment is beneficial to its tenant population and leads to more stable communities; and

WHEREAS, to encourage tenant employment, the Authority has established by Resolution No. 3378 dated November 9, 1989 a tenant hiring program; and

WHEREAS, in Section 6 of the Authority's Dwelling Lease, the Authority requires tenants to report changes of income within ten days; and

WHEREAS, this same requirement generally applies to tenants under the Section 8 program; and

WHEREAS, the Authority finds that immediate readjustment of rent to reflect income from employment serves as a disadvantage to tenants and a disincentive to tenant employment; and

WHEREAS, the Authority further finds that immediate rent increases serve as a disincentive to tenants to immediately report their income; and

WHEREAS, the Authority wishes to develop a policy which is both sensitive to the needs of the families in our development and strongly supports economic stability in building stronger public housing communities, and serves as an incentive to tenants to seek gainful employment; and

WHEREAS, the Authority wishes to establish the following policy regarding effective date of interim re-examinations due to increase in income where the tenant becomes gainfully employed; and

WHEREAS, the Authority proposes to modify Section 6d of the SFHA dwelling lease and Section VI.A.3 of the policies governing tenant admission and continued occupancy to provide that interim rent adjustments that are due to initial employment of a tenant or any member of tenant's household becomes effective six (6) months after the date of employment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The implementation date of this policy is November 9, 1989.

2. Tenant is eligible on a one time basis per household to be considered under this policy.

3. Tenant must report his/her change of income due to employment within ten days from the date of initial employment.

4. Failure to report income within ten days from initial employment will deem tenant ineligible to participate in the program if they do so.

5. Tenants who have become employed since November 9, 1989, who have not yet reported their income will begin a grace period of 10 days from the effective date of this policy in order to come into the Housing Authority and report their income. These tenants will still be eligible to participate in the program if they do so.

6. If tenant reports his/her income within ten days as required above and so long as this is tenant's first proposed increase in rent due to tenant becoming employed, then SFHA will recalculate and redetermine the rent. The tenant will be informed in writing of the redetermined rent. The effective date of the interim rent increase shall be six (6) months from the date of employment.

7. Tenants who have become employed since November 9, 1989, and who have already reported his/her income due to his/her first employment and received a

rent increase shall be eligible for a credit equal to the amount of the increase for six (6) months in the form of rent adjustments only, if they apply in writing for said credit through his/her property manager within 30 days of the effective date of this policy.

8. The term tenant shall also include any member of tenant's household who is listed on the lease.

9. This policy is subject to approval by the U.S. Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/8/91
Date

Commissioner Williams moved to adopt Resolution No. 3677 and Commissioner Lillian seconded the motion.

Resolution No. 3677 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Vera Kennedy
Jeanette Dupas
Jewel Green
Ed Regan
Steve Leonoudakis
D. Minor
Margaret Verges
Marguerite Cobb
Barbara Meskunas

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 8, 1991 was adjourned at 5:37 p.m. The next regular meeting has been scheduled for August 22, 1991.

Reverend James E. Goode
President

Karen K. Moore
for David Gilmore, Secretary/and
Executive Director

F
65
4
22/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 19, 1991

DOCUMENTS DEPT.
AUG 21 1991
SAN FRANCISCO
PUBLIC LIBRARY

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, August 22, 1991 at 440 Turk Street, San Francisco, CA.

Karen M. Moore
for David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

HG5
#1
8/22/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, AUGUST 22, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, August 22, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
AUG 2 1 1991
SAN FRANCISCO
PUBLIC LIBRARY

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED AGENDA:

10 NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Amend the Lease Agreement for 243 Golden Gate Avenue to Include Security of the Building During Normal Business Hours

(b) Resolution - Authorizing the Executive Director to Procure an Uninterruptible Power Supply (UPS) from Innovative Computer Marketing, Inc. in an Amount Not to Exceed $26,500

(c) Resolution - Authorizing the Executive Director to Increase Encumbrance for Ella Hill Hutch Community Center through August 31, 1991 in an Amount Not to Exceed $17,600

(d) Resolution - Authorizing the Executive Director to Negotiate and Enter Into Contracts with Delancey Street Movers and Saagan Moving and Storage Co. to Provide Moving Services for Residents Being Relocated to the Yerba Buena Plaza West Development in a Total Amount Not to Exceed $60,000

(e) Resolution - Approving Superseding Part I and New Part II of Section 8 Housing Certificate Program Annual Contributions Contract No. SF-618 and Authorizing Execution

(f) Resolution - Authorizing the Executive Director to Execute a Contract Amendment with OKM Associates, Inc. to Expand the Scope of the Comprehensive Plan for Management Improvements to Include Assistance in Obtaining a New Automated Management Information System and in Implementing New Procurement Policies and Procedures for the Additional Amount of $50,000

(g) Resolution - Ratifying the Addendum Between the San Francisco Housing Authority and Warren Foster and Associates to Lease the Parking Lot Facility Adjacent to the Alice Griffith Housing Development through January 31, 1992

11. VISITORS:

12. ADJOURNMENT:

for DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY (a)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 16, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE LEASE AGREEMENT FOR 243 GOLDEN GATE AVENUE TO INCLUDE SECURITY OF THE BUILDING DURING NORMAL BUSINESS HOURS

The attached resolution is submitted, for your review and approval, to authorize an amendment to the lease agreement for the premises located at 243 Golden Gate Avenue.

Earlier this year, the Authority entered into a lease agreement with the Service Employees Union (SEU) Local 14 to occupy and lease the premises at 243 Golden Gate Avenue. The lease agreement contained language relative to the term of the lease, condition of the premises and payment of rent and utility charges. It did not address issues related to security of the premises. The Authority resolved these issues by soliciting and contracting for security services with an independent contractor.

J

Upon further review of the efforts and costs expended in soliciting, negotiating, awarding and monitoring a separate contract for security services, the Authority realized that it is more cost effective to incorporate such services into its lease agreement with SEU Local 14. In addition, SEU Local 14 has the capability and resources to provide competent and reliable security service personnel, and has orally expressed its willingness to provide such services, if requested to do so, at a cost that compares favorably with the hourly rates currently being charged. Finally, the close proximity of the SEU Local 14 office to the leased premises provides a rare opportunity for an instantaneous response to, and correction of, deficiencies in performance of the services when notified of such deficiencies by the Authority.

Based on the foregoing discussion, it is most advantageous to the Authority, cost and other factors considered, to amend the lease agreement with SEU Local 14 to include security services at the leased premises during normal business hours.

I urge the adoption of the attached resolution.

DG:CO/

RESOLUTION NO._____ (a)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE LEASE AGREEMENT FOR 243 GOLDEN GATE AVENUE TO INCLUDE SECURITY OF THE BUILDING DURING NORMAL BUSINESS HOURS

WHEREAS, the Authority entered into an agreement with the Service Employees Union (SEU) Local 14 to lease and occupy the premises located at 243 Golden Gate Avenue; and

WHEREAS, the lease agreement was silent with regard to the security of the premises and occupants thereof; and

WHEREAS, the Authority contracted for security services with a separate entity to accommodate its security needs; and

WHEREAS, the Authority's position is that these services do not have to be separately contracted for, and by incorporating the security services into the lease agreement with SEU Local 14, the Authority benefits by having the provider of the services in close proximity to the premises to correct, in a timely manner, any deficiencies in the services rendered and, the Authority realizes an administrative cost savings by not having to administer a separate contract for such services; and

WHEREAS, the Authority recommends that the services be incorporated as part of the lease agreement with SEU Local 14; and

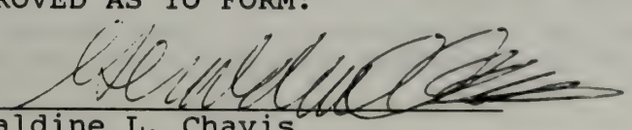
WHEREAS, SEU Local 14 agrees that it can satisfactorily provide the necessary security measures as lessor of the premises during normal business hours for an additional fee that compares favorably with the fees currently being paid to a separate contractor;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to amend the lease agreement with SEU Local 14 to include security guard services for the leased premises during normal business hours for an additional fee, and that said fee shall not exceed $9.50 per man-hour during the remainder of fiscal year 1990-91.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:



Geraldine L. Chavis
Legal Counsel

August 22, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (b)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 15, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE AN UNINTERRUPTIBLE POWER SUPPLY (UPS) FROM INNOVATIVE COMPUTER MARKETING, INC. IN AN AMOUNT NOT TO EXCEED $26,500.00

The attached resolution is submitted, for your review and approval, to authorize the execution of a purchase order in excess of $10,000.00 with a selected vendor to provide equipment required by the Authority.

The Authority utilizes a System 38 mainframe computer for producing work orders, receivable reports, purchase orders, accounts payable checks and a host of general ledger reports and information. As such, the System 38 is a critical component of the daily activities that are performed by this agency. The System 38 is located at 1815 Egbert Avenue. This location is plagued by poor quality electricity and inconsistent electrical outputs. As a result of this deficiency, the System 38 frequently shuts down due to power surges and spikes.

To remedy the situation, the Authority solicited bids, in full and open competition, for an uninterruptible power supply (UPS). The function of an UPS is to provide adequate power, at all times, to equipment that it is connected to, including those instances when outside power sources fluctuate in electrical output.

As a result of the Authority's solicitation, three bids were received for an UPS. The prices are as follows for the equipment and shipment costs (taxes are not included):

Decision Data	$26,476.00
General Grant	$29,000.00
Innovative Computer	$24,295.00

The apparent lowest, responsive, responsible bidder is Innovative Computer Marketing. In accordance with procurement regulations under 24 CFR, part 85.36, the bid must be awarded to the lowest, responsive, responsible bidder. Innovative Computer Marketing is a fifty percent (50%) women-owned business enterprise.

It should be noted that funding for the UPS was approved as part of the Authority's operating budget for fiscal year 1990-91.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (b)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE AN UNINTERRUPTIBLE POWER SUPPLY (UPS) FROM INNOVATIVE COMPUTER MARKETING, INC. IN AN AMOUNT NOT TO EXCEED $26,500.00

WHEREAS, the Authority utilizes an IBM System 38 mainframe computer network to provide reports, data and information necessary for the agency's daily operations; and

WHEREAS, the System 38's usefulness is diminished by frequent power surges and spikes which disrupt the computer's operating ability; and

WHEREAS, the Authority solicited bids in full and open competition for an uninterruptible power supply (UPS) to remedy this situation; and

WHEREAS, the Authority received bids from Decision Data, General Grant Computer Resources and Innovative Computer Marketing for the required equipment; and

WHEREAS, Innovative Computer Marketing was selected as the lowest, responsive, responsible bidder for the UPS; and

WHEREAS, the Authority must award bids to the lowest, responsive, responsible bidders in accordance with procurement regulations under 24 CFR, part 85.36; and

WHEREAS, funding for the equipment detailed herein has been approved as part of the Authority's operating budget for fiscal year 1990-91;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure an uninterruptible power supply from Innovative Computer Marketing in an amount not to exceed $26,500.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

August 22, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (c)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 9, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR ELLA HILL HUTCH COMMUNITY CENTER THROUGH AUGUST 31, 1991 IN AN AMOUNT NOT TO EXCEED $17,600.00

The attached resolution is submitted, for your review and approval, to authorize an increased encumbrance in excess of $10,000.00 with a selected vendor to provide services required by the Authority.

The Authority entered into an agreement with the Ella Hill Hutch Community Center (EHHCC) to provide job placement services for its residents during the construction of the Yerba Buena Plaza West (Robert B. Pitts Plaza) housing development. An operating budget and funding level was established for EHHCC to perform its assigned functions based on an anticipated construction completion date. However, the anticipated construction completion date was not realized, requiring an extension of the job placement program managed by EHHCC. In addition to extending the program, an increase in funding is now required based on revised budget and program costs figures. It is fairly certain that the construction period will not extend beyond August 31, 1991. EHHCC estimates that it will require $17,600.00 in funding to operate its job placement program through the end of August, including reimbursement for some expenses that have previously been incurred, but not funded.

The job placement services performed by EHHCC are a necessary and critical component of the Authority's efforts to find employment for its unemployed and underemployed residents. For this reason, I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (c)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR ELLA HILL HUTCH COMMUNITY CENTER THROUGH AUGUST 31, 1991 IN AN AMOUNT NOT TO EXCEED $17,600.00

WHEREAS, the Authority entered into an agreement with Ella Hill Hutch Community Center (EHHCC) to provide job training and job placement services to residents of public housing; and

WHEREAS, the Commission approved an extension of this agreement by Board Resolution 3628, on April 11, 1991, through the end of the cosntruction period at Yerba Buena Plaza West (Robert B. Pitts Plaza); and

WHEREAS, the extension of the estimated construction period has caused EHHCC to expend the funding allocated pursuant to Board Resolution 3628; and

WHEREAS, the Authority wishes to fund this important community service effort through the anticipated project completion date at an estimated additional cost of $17,600.00;

WHEREAS, funding for the payment of these services is available from the Comprehensive Development grant for Yerba Buena Plaza West;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to encumber an additional $17,600.00 for Ella Hill Hutch Community Center to provide job placement services through the end of August 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

August 22, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY

(e)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 16, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillilan, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJECT: RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT No. SF-618 AND AUTHORIZING EXECUTION.

On July 16, 1991, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority that they will be revising the Section 8 Existing Annual Contributions Contract (ACC) for the expiration of cost amendments added to previously approved increments. The effect of the amendment will lower the contract authority for the subject increments during 1991 and 1992. However, HUD will be providing replacement cost amendments for the expiring contracts.

The purpose of this amendment is to change the contract authority on projects numbered CA39-E001-002, 003, 007, 010, 012 and 014.

This resolution requests authorization to submit the documents necessary to execute the amendment.

I urge your approval of this resolution.

DG:LA:CB/sc

RESOLUTION NO.___ (e)

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (Jan. 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

Now therefore, be it resolved by the PHA, as follows:

1. The SUPERSEDING Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVE AS TO FORM:

Geraldine L. Chavis
Legal Counsel

8/16/91
Date

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

ACC Part I Number: SF-618 E

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SECTION 8 EXISTING

CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT
PART I

for

HOUSING CERTIFICATE PROGRAM

1.1 DEFINITIONS.

A. ACC.

As used in Part I of this CACC, "ACC" means the Annual Contributions Contract for each project.

As used in Part II of this CACC, "ACC" means the CACC.

B. Budget Authority. The maximum aggregate amount which may be paid by HUD for each project in the Program over the duration of the CACC. Budget Authority is reserved by HUD from amounts authorized and appropriated by the Congress. (Exhibit II lists budget authority for projects funded with amounts appropriated in Federal Fiscal Year 1988 and later years.)

C. CACC. Consolidated Annual Contributions Contract.

D. Contract Authority. The amount of contract authority for each project is listed in Exhibit I or Exhibit II of this CACC Part I (subject to reduction in accordance with section 1.4.D and section 2.3 of this CACC).

E. Cost Amendment. An amendment to the CACC which provides additional contract or budget authority to cover increased Program Expenditures to maintain the Program at the number of units originally approved by HUD.

F. Fiscal Year. The PHA Fiscal Year.

G. HUD. U.S. Department of Housing and Urban Development.

H. Maximum Annual Contribution Commitment. See section 1.4.C.1.b of this CACC.

I. PHA. Public Housing Agency.

J. Program. The PHA's Housing Certificate Program under the CACC.

K. Program Receipts. Amounts paid by HUD to the PHA for the Housing Certificate Program, and any other amounts received by the PHA in connection with the Program.

L. Program Expenditures. Amounts which may be charged against Program Receipts in accordance with the CACC and HUD requirements.

M. Project. A funding increment for the Program. (The project may be for additional units or for a cost amendment.)

1.2. HOUSING CERTIFICATE PROGRAM.

A. Projects in Program.

1. List of Projects. The Projects in the Program are listed in Exhibit I and Exhibit II of this CACC Part I.

2. Exhibit I. Exhibit I lists projects funded with amounts appropriated before Federal Fiscal Year 1988.

3. Exhibit II. Exhibit II lists projects funded with amounts appropriated in Federal Fiscal Year 1988 and later years.

B. Number of Units (by number of bedrooms). To the maximum extent feasible, the PHA shall enter into contracts for housing assistance payments for units under the Program in accordance with the unit distribution stated in this section. No substantial deviation, as determined by HUD, from this unit distribution is allowed without prior HUD approval.

Number of bedrooms	Number of Units	
0	613	(566 elderly)
1	416	(277 elderly)
2	739	(20 elderly)
3	675	
4	148	
5	51	
6	7	
	2649 Total	

B. PHA Fiscal Year.

1. The first fiscal year for the Program shall begin on January 31, 1978. (Enter the effective date for the first project listed in Exhibit I of Part I of the CACC. If this date is not entered before the CACC is signed by the PHA, the date may be entered subsequently by HUD, upon written notice by HUD to the PHA.) The first Fiscal Year for the Program shall end on the last day of the PHA Fiscal Year which ends not less than 12 months, or more than 23 months, after this date.

2. Thereafter, the fiscal year for the Program shall be the 12 month period ending September 30 of each calendar year. (Enter the day and month used as the Fiscal Year ending date for other section 8 assistance administered by the PHA under an Annual Contributions Contract with HUD.)

1.3. TERM.

A. Exhibit I Projects. For all Projects listed in Exhibit I, the term of the CACC shall end on January 30, 1993 (Insert last date of CACC term for all Exhibit I projects. If this date is not entered before the CACC is signed by the PHA, the date may be entered subsequently by HUD, upon written notice by HUD to the PHA.)

B. Exhibit II Projects. For each project listed in Exhibit II:

1. Exhibit II states the first date and last date of the ACC term for the project.

2. The first date of the ACC term for the project shall be the first day of the month when HUD signs the CACC which adds the project to the Program, or another date as determined by HUD.

3. If the first or last date of the ACC term for the project is not entered before the CACC is signed by the PHA, the date may be entered subsequently by HUD, upon written notice by HUD to the PHA.

4. HUD may revise Exhibit II at any time, upon written notice by HUD to the PHA (a) to add a cost amendment project, or (b) to remove a project for which the ACC term has expired.

1.4 ANNUAL CONTRIBUTION.

A. Payment. HUD shall pay the PHA annual contributions for the Program in accordance with HUD regulations and requirements.

B. Amount and Purpose of HUD Payments.

1. The annual contribution for the Program shall be the amount approved by HUD for each Fiscal Year to cover:

a. The amount of housing assistance payments by the PHA.

b. The amount of PHA fees for Program administration.

2. The amount of the HUD annual contribution may be reduced, as determined by HUD, by the amount of Program Receipts (such as interest income) other than the HUD annual contribution.

C. Maximum Payments for Program.

1. Annual Limit on Payments for Program.

a. Except for payments from the CACC reserve account as provided in section 1.4.E of this CACC, the HUD annual contribution for the program under section 1.4.B during the Fiscal Year shall not be more than the Maximum Annual Contribution Commitment for the Program.

b. The Maximum Annual Contribution Commitment for the Program for each PHA Fiscal Year shall be equal to the sum of the contract authority amounts reserved by HUD for the projects in the Program. The amount of contract authority reserved for each project in the Program is stated in Exhibit I and II of this CACC Part I (subject to reduction in accordance with section 1.4.D and section 2.3 of this CACC). If the first Fiscal Year for the Program is more than 12 months, the Maximum Annual Contribution Commitment for the Program for the first Fiscal Year may be adjusted in an amount as determined by HUD by the addition of the pro rata amount applicable to the period in excess of 12 months.

2. Limit on Total Payments for Program. The sum of HUD payments under section 1.4.B for the Program over the duration of the CACC (including any payments from the CACC reserve account as provided in section 1.4.E) shall not be more than the sum of the budget authority amounts reserved by HUD for the projects in the Program from amounts authorized and appropriated by the Congress.

D. Reduction of Amount Payable. HUD may reduce the amount payable by HUD for any project or for the Program, and may reduce the amount of the contract authority or budget authority for any project, by giving the PHA written notice of reduction in accordance with section 2.3 of this CACC. The notice by HUD may include a revision of Exhibit I or II to state the reduction in the amount of contract authority or budget authority for a project.

E. CACC Reserve Account. A CACC reserve account shall be established and maintained by HUD, in an amount as determined by HUD consistent with its responsibilities under section 8(c)(6) of the U.S. Housing Act of 1937. The CACC reserve account may be used by HUD for payment of any portion of the payment approved by HUD under section 1.4.B for the Fiscal Year.

F. Separate ACC. HUD's commitment to make payments for each project listed in Exhibit II shall constitute a separate ACC.

1.5 CACC.

A. The CACC consists of this CACC Part I (including Exhibits I and II) and the form ACC Part II prescribed by HUD for the Housing Certificate Program and Housing Voucher Program, designated as form HUD 52520 E, and dated June 1985. These documents constitute the whole CACC for the Program.

B. This CACC supersedes any previous Annual Contributions Contract for the projects or Program. Matters relating to operation of the projects or Program under a previous Annual Contributions Contract shall be governed by this CACC.

Signatures:

PUBLIC HOUSING AGENCY

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
Name of PHA

By _____ 8/16/91
Signature Date signed

David Gilmore, Executive Director
Print or type name and official title of signatory

UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By _____
Signature Date signed

JAYNE HULBERT HUMPHREY, DIRECTOR, HOUSING DEVELOPMENT DIVISION, REGION IX
Print or type name and official title of signatory

ACC Part I Number: SF-618 E

EXHIBIT I

PROJECT NUMBER	ACC LIST NUMBER	CONTRACT AUTHORITY ($)	PROJECT ACC EFFECTIVE DATE
CA39-E001-003	SF-77-591		1-31-78
amended by	SF-80-376		11-30-81
amended by	SF-85-194	$ 382,416	7-5-85
CA39-E001-004	SF-77-705		1-31-78
amended by	SF-80-377	894,180	11-30-81
CA39-E001-005	SF-78-221		8-7-78
amended by	SF-80-378		
amended by	SF-81-702	390,600	11-30-81
CA39-E001-006	SF-80-030	345,600	2-4-80
CA39-E001-007	SF-79-465		3-2-80
amended by	SF-80-379		
amended by	SF-81-703		11-30-81
amended by	SF-87-233	2,640,948	12-16-87
CA39-E001-008	SF-81-708		11-30-81
amended by	SF-85-195		
amended by	SF-87-234	1,741,200	12-16-87
CA39-E001-010	SF-83-464		7-5-85
amended by	SF-85-196		7-5-85
amended by	SF-87-235	656,580	12-16-87
CA39-E001-011	SF-84-442	318,240	7-5-85
CA39-E001-012	SF-84-510		7-5-85
amended by	SF-87-236	1,025,736	12-16-87
CA39-E001-014	SF-85-208		11-13-85
amended by	SF-87-237	1,590,360	12-16-87

UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Date signed

ACC Part I Number: SF-61[illegible] E

EXHIBIT II

Projects Appropriated In Federal Fiscal Year 1988 and Later Years

Abbreviation: CA = Contract authority. BA = Budget authority.

PROJECT NUMBER	CA	BA	FIRST DATE OF TERM	LAST DATE OF TERM	UNIT DISTRIBUTION
CA39-E001-015	$482,952	$2,414,760	8-1-89	7-31-94	2 BR 35 3 BR 17
CA39-E001-001	841,848	12,627,720	12-23-75	12-22-90	0 BR 80 1 BR 65 2 BR 100 3 BR 80 4 BR 12 5 BR 4
CA39-E001-002	590,532	14,345,115	4-15-77	4-14-92	0 BR 40 1 BR 35 2 BR 70 3 BR 56 4 BR 12 5 BR 2
CA39-E001-017	387,204	1,936,020	01-01-90	12-31-94	1 BR 8 2 BR 19 3 BR 7 4 BR 4

UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Date signed

ACC Part I Number: SF-618 E

EXHIBIT II

Projects Appropriated In Federal Fiscal Year 1988 and Later Years

Abbreviation: CA = Contract authority. BA = Budget authority.

PROJECT NUMBER	CA	BA	FIRST DATE OF TERM	LAST DATE OF TERM	UNIT DISTRIBUTION
CA39-E001-001	($841,848)	($12,627,720)	12-12-75	12-11-90	----
CA39-E001-019*	3,259,846	16,299,230	12-01-90	11-30-95	0 BR 80 1 BR 65 2 BR 100 3 BR 80 4 BR 12 5 BR 4

*Replacement Project

UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Date signed

SAN FRANCISCO HOUSING AUTHORITY (f)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 22, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH OKM ASSOCIATES, INC. TO EXPAND THE SCOPE OF THE COMPREHENSIVE PLAN FOR MANAGEMENT IMPROVEMENTS TO INCLUDE ASSISTANCE IN OBTAINING A NEW AUTOMATED MANAGEMENT INFORMATION SYSTEM AND IN IMPLEMENTING NEW PROCUREMENT POLICIES AND PROCEDURES FOR THE ADDITIONAL AMOUNT OF $50,000

On September 29, 1990, the Commission authorized the execution of a Contract with OKM Associates, Inc. to prepare a Comprehensive Plan for Management Improvements for the Authority. As part of that effort, this firm has addressed the need to develop a new automated Management Information System (MIS) for the Authority and to modify existing procurement policies and procedures.

With the final confirmation that the MIS system designed by ARS will not work, it is now critical that the Authority immediately proceed with the development of a system that will work. In addition, with the adoption of a new Procurement Policies and Procedures Manual, implementation of these new policies and procedures is now required.

Based on OKM's extensive experience and knowledge in these areas and with the specific needs of the Authority, it is appropriate that they extend their current efforts to develop a Comprehensive Plan for Management Improvements to include assistance in pursuing those two critical objectives which are major aspects of that plan.

OKM has proposed to provide these additional services for an added fee of $50,000. HUD concurrence on the execution of this Amendment is required and has been requested.

As this work is important, I recommend that the attached Resolution be adopted at the August 22, 1991 Commission meeting.

DG:RSA/bem

RESOLUTION NO._____ (f)
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH OKM ASSOCIATES, INC. TO EXPAND THE SCOPE OF THE COMPREHENSIVE PLAN FOR MANAGEMENT IMPROVEMENTS TO INCLUDE ASSISTANCE IN OBTAINING A NEW AUTOMATED MANAGEMENT INFORMATION SYSTEM AND IN IMPLEMENTING NEW PROCUREMENT POLICIES AND PROCEDURES FOR THE ADDITIONAL AMOUNT OF $50,000

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco authorized the Execution of a contract with OKM Associates, Inc., in Resolution 3528, adopted on September 27, 1990, to develop a Comprehensive Plan for Management Improvements for the Authority; and

WHEREAS, two critical elements of this plan, the development of a new automated Management Information System and implementation of new procurement policies and procedures, are urgently required; and

WHEREAS, OKM Associates, Inc. has participated in the development of the action plans to complete these activities; and

WHEREAS, expertise from OKM Associates is required to assist in the development of specifications to be used in the procurement of a new comprehensive automated management information system and to implement the procurement polices and procedures recently adopted by the Authority as an expansion of their current Comprehensive Management Improvement consulting contract with the Authority; and

WHEREAS, OKM Associates, Inc. has proposed to provide these additional services for an increased fee of $50,000; and

WHEREAS, the Authority has evaluated this proposal and found it to be fair and reasonable for the work involved; and

WHEREAS, the U.S. Department of Housing and Urban Development must concur with the execution of this Contract Amendment; and

WHEREAS, sufficient funding is available in the Comprehensive Improvement Assistance Program for these additional services.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute a Contract Amendment for said work with OKM Associates, Inc. in the amount of $50,000.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

August 22, 1991
Date

DG:RSA/bem

SAN FRANCISCO HOUSING AUTHORITY (g)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 19, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION RATIFYING THE ADDENDUM BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND WARREN FOSTER & ASSOCIATES TO LEASE THE PARKING LOT FACILITY ADJACENT TO THE ALICE GRIFFITH HOUSING DEVELOPMENT THROUGH JANUARY 31, 1992

The attached resolution is submitted, for your review and approval, to ratify the addendum to the license agreement with Warren Foster & Associates to lease a parking lot facility adjacent to the Alice Griffith housing development through January 31, 1992.

The Authority received proposals from Candlestick Parking Services (aka: City Park) and Warren Foster & Associates in March 1990 to lease Authority-owned premises described as Parcel 20, Assessor's Block 4884, adjacent to the Alice Griffith housing development, to be used as parking facilities during events held at Candlestick Park. The Authority reviewed the proposals and determined that based upon the criteria used, it was most advantageous for the Authority to negotiate with Warren Foster & Associates to lease the premises. A resolution was submitted to the Commission on October 4, 1990 approving a contract award to Warren Foster & Associates through January 31, 1992. The Commission approved the Resolution, number 3534, as modified to award the contract through February 28, 1991. The Commission's decision to modify the contract was made based on its determination that Warren Foster & Associates was inexperienced in operating a parking lot facility and that its performance required review prior to an extension beyond the modified contractual end date.

The performance of Warren Foster & Associates was reviewed on a regular basis during the contract period. At the end of that period, Warren Foster & Associates filed a discrimination complaint against the Authority stating, among other accusations, that the contract period should actually be through January 31, 1992. The Authority vigorously and adamantly disputed this claim, but in an effort to be accommodating and without admitting guilt, agreed to settle the discrimination complaint by extending the contract with Warren Foster & Associates through January 31, 1992.

The Authority then proceeded with negotiations on an addendum to the license agreement with Warren Foster & Associates. An acceptable document was finalized and signed by both parties effective August 1, 1991 and ending on January 31, 1992. Due to the need to open the lot for the first football game on August 7, 1991, the contract documents were signed prior to Commission approval. However, all necessary and appropriate steps have been taken to protect the interests of the Authority and to provide a fair and equitable opportunity for a minority-owned business enterprise to successfully engage in the parking business.

I urge the ratification of the attached resolution.

DG:CO

RESOLUTION NO._____
DATE ADOPTED _____

RESOLUTION RATIFYING THE ADDENDUM BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND WARREN FOSTER & ASSOCIATES TO LEASE THE PARKING LOT FACILITY ADJACENT TO THE ALICE GRIFFITH HOUSING DEVELOPMENT THROUGH JANUARY 31, 1992

WHEREAS, the Authority reviewed proposals for the lease of the parking lot adjacent to the Alice Griffith Housing Development last year and awarded a license agreement to Warren Foster & Associates, a minority-owned business enterprise, to operate the parking lot facility based on an evaluation thereof; and

WHEREAS, the Commission approved the award per Resolution number 3534 on October 4, 1990; and

WHEREAS, Warren Foster & Associates filed a discrimination complaint against the Authority based on the fact that the license agreement did not extend through January 31, 1992; and

WHEREAS, the Authority, without admitting guilt, but in an effort to resolve the dispute amicably, agreed to extend the agreement with Warren Foster & Associates through January 31, 1992;
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies and approves the extension of the license agreement between the Authority and Warren Foster & Associates to operate a parking lot facility adjacent to the Alice Griffith housing development, effective August 1, 1991 and ending on January 31, 1992, to include amended provisions as stated in the addendum to the agreement.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

SF
H65
#3
8/22/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 22, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, August 22, 1991 at 4:00 p.m.

1. ROLL CALL:

President Goode called the meeting to order at 4:05 p.m.

Roll Call found the following members to be:

DOCUMENTS DEPT.
SEP 9 1991
PUBLIC LIBRARY

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Robert Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Lillian moved to approve the Agenda of August 22, 1991 and Commissioner Reen seconded the motion.

The agenda of August 22, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Lillian moved to approve the minutes of August 8, 1991 and Commissioner Reen seconded the motion.

The minutes of August 8, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Secretary Gilmore reported to the Commission that seventy-five (75) youths were hired by the San Francisco Housing Authority under the Summer Youth Employment Program. This program was administered through the auspice of the San Francisco Educational

Services, Mayor's Team '91, Private Industry Council and National Office of Samoan Affairs. Secretary Gilmore also spoke of recreational activities such as, the Giants Rookie Ball League, Educational Tours, Fishing Trips, etc., that were established for the public housing youths. The Resident Services Division in collaboration with various independent agencies administered these activities.

Secretary Gilmore also informed the Commission that due to the cut in AFDC grants, housing residents under this program will be notified of the appropriate rent reduction. Secretary Gilmore concluded his report by informing the Commission that SFHA entered into an agreement with Local 790 SEIU to establish a voters' registration drive.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The report of Counsel has been submitted in written form. Counsel Chavis requested to meet with the Commission in executive session after the adjournment of the meeting, to discuss the Dow Builders vs. SFHA Superior Court No. 912341 case.

8. TENANT REPRESENTATIVE REPORT:

Ms. Alma Lark, Treasurer of PHTA, submitted a written report to the Commission. Ms. Lark read the report which stated that Mr. Gilmore had informed the PHTA by letter that he refused to work with the tenants because PHTA would not sign a letter of support on behalf of the Drug Elimination Proposal. The report from PHTA also stated that the reason they did not sign the letter of support was due to the fact they did not have an opportunity to review the final version of the proposal.

In response to PHTA's report, Mr. Gilmore stated that the information was not completely accurate, that he did not say he refuses to work with the tenants. Mr. Gilmore then read, for the record, the letter sent to Mrs. Richardson.

August 9, 1991

"Ms. Cleola Richardson
President
SAN FRANCISCO PUBLIC HOUSING
TENANTS ASSOCIATION
1111 Buchanan Street
San Francisco, CA 94115

Dear Ms. Richardson:

Despite your assurance to Deborah Whittle that you would sign the Drug Elimination application yesterday, I have just heard the astonishing news that two hours before this $1 million dollar application is due you are refusing to endorse the application allegedly on the instructions of your Executive Committee. This action comes despite four appearances by staff before the PHTA during which the elements of the program were discussed at length.

It is my fervent hope that this irresponsible action will not jeopardize the continu ation of vital programs begun in the first year of this program. If that happens, you and your fellow members will have to answer to the residents who will lose their program.

Meanwhile, the Authority will not participate in the negotiations scheduled for next Tuesday nor any future negotiations on the subject of the PHTA's role in local resident elections. Given the irrational behavior of the organization lately, I see nothing positive to be gained from continued participation.

Sincerely,

/s/ DAVID GILMORE
Executive Director"

Mr. Gilmore continued stating that because of deadline, it is not always possible to review the final product. He noted that Housing Authority staff had discussed the draft with PHTA on at least four different occasions at the PHTA Office.

He also noted that the 10 resident associations who are included in the program sent letters of support and they had received the same level of involvement and consultation as had PHTA.

9. UNFINISHED AGENDA:

None.

10. NEW BUSINESS:

(a) RESOLUTION NO. 3678

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE LEASE AGREEMENT FOR 243 GOLDEN GATE AVENUE TO INCLUDE SECURITY OF THE BUILDING DURING NORMAL BUSINESS HOURS

WHEREAS, the Authority entered into an agreement with the Service Employees Union (SEU) Local 14 to lease and occupy the premises located at 243 Golden Gate Avenue; and

WHEREAS, the lease agreement was silent with regard to the security of the premises and occupants thereof; and

WHEREAS, the Authority contracted for security services with a separate entity to accommodate its security needs; and

WHEREAS, the Authority's position is that these services do not have to be separately contracted for, and by incorporating the security services into the lease agreement with SEU Local 14, the Authority benefits by having the provider of the services in close proximity to the premises to correct, in a timely manner, any deficiencies in the services rendered and the Authority realizes an administrative cost savings by not having to administer a separate contract for such services; and

WHEREAS, the Authority recommends that the services be incorporated as part of the lease agreement with SEU Local 14; and

WHEREAS, SEU Local 14 agrees that it can satisfactorily provide the necessary security measures as lessor on the premises during normal business hours for an additional fee that compares favorably with the fees currently being paid to a separate contractor;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to amend the lease agreement with SEU Local 14 to include security guard services for the leased premises during normal business hours for an additional fee, and that said fee shall not exceed $9.50 per man-hour during the remainder of fiscal year 1990-1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

Commissioner Williams moved to adopt Resolution No. 3678 and Commissioner Reen seconded the motion.

Resolution No. 3678 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3679

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCURE AN UNINTERRUPTIBLE POWER SUPPLY (UPS) FROM INNOVATIVE COMPUTER MARKETING, INC. IN AN AMOUNT NOT TO EXCEED $26,500

WHEREAS, the Authority utilizes an IBM System 38 mainframe computer network to provide reports, data and information necessary for the agency's daily operations; and

WHEREAS, the System 38's usefulness is diminished by frequent power surges and spikes which disrupt the computer's operating ability; and

WHEREAS, the Authority solicited bids in full and open competition for an uninterruptible power supply (UPS) to remedy this situation; and

WHEREAS, the Authority received bids from Decision Data, General Grant Computer Resources and Innovative Computer Marketing for the required equipment; and

WHEREAS, Innovative Computer Marketing was selected as the lowest, responsive, responsible bidder for the UPS; and

WHEREAS, the Authority must award bids to the lowest, responsive, responsible bidders in accordance with procurement regulations under 24 CFR, Part 85.36; and

WHEREAS, funding for the equipment detailed herein has been approved as part of the Authority's operating budget for fiscal year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to procure an uninterruptible power supply from Innovative Computer Marketing in an amount not to exceed $26,500.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

Commissioner Reen moved to adopt Resolution No. 3679 and Commissioner Williams seconded the motion.

Resolution No. 3679 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3680

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE THE ENCUMBRANCE FOR ELLA HILL HUTCH COMMUNITY CENTER THROUGH AUGUST 31, 1991 IN AN AMOUNT NOT TO EXCEED $17,600

WHEREAS, the Authority entered into an agreement with Ella Hill Hutch Community Center (EHHCC) to provide job training and job placement services to residents of public housing; and

WHEREAS, the Commission approved an extension of this agreement by Board Resolution 3628, on April 11, 1991, through the end of the construction period at Yerba Buena Plaza West (Robert B. Pitts Plaza); and

WHEREAS, the extension of the estimated construction period has caused EHHCC to expend the funding allocated pursuant to Board Resolution 3628; and

WHEREAS, the Authority wishes to fund this important community service effort through the anticipated project completion date at an estimated additional cost of $17,600; and

WHEREAS, funding for the payment of these services is available from the Comprehensive Development grant for Yerba Buena Plaza West;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to encumber an additional $17,600 for Ella Hill Hutch Community Center to provide job placement services through the end of August 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

Commissioner Williams moved to adopt Resolution No. 3680 and Commissioner Lillian seconded the motion.

Resolution No. 3680 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3681

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO CONTRACTS WITH DELANCEY STREET MOVERS AND SAAGAN MOVING AND STORAGE CO. TO PROVIDE MOVING SERVICES FOR RESIDENTS BEING RELOCATED TO THE YERBA BUENA PLAZA WEST DEVELOPMENT IN A TOTAL AMOUNT NOT TO EXCEED $60,000

WHEREAS, the construction of the Yerba Buena Plaza West housing development (Robert B. Pitts Plaza) is nearing completion and availability for occupancy; and

WHEREAS, some residents previously relocated to other developments during the construction period are to be moved back into the Yerba Buena Plaza West housing complex; and

WHEREAS, in order to accommodate the move, the Authority solicited proposals from moving and storage companies in full and open competition; and

WHEREAS, the Authority received proposals from Delancey Street Movers, Saagan Moving and Storage Co. and Oz Movers which were evaluated by a review committee consisting of the Robert B. Pitts Resident Council and Authority staff; and

WHEREAS, the review committee found that, in accordance with procurement regulations under 24 CFR part 85.36, it is most advantageous for the Authority, cost and other factors considered, to negotiate contracts with Delancey Street Movers and Saagan Moving and Storage Co. for moving residents back to the Yerba Buena Plaza West development; and

WHEREAS, funding for the required moves is budgeted as part of the Comprehensive Modernization allocation for Yerba Buena Plaza West during fiscal year 1990-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into contracts with Delancey Street Movers and Saagan Moving and Storage Co. to accommodate resident moves from other housing developments to the Yerba Buena Plaza West housing development in a total amount not to exceed $60,000.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

Commissioner Williams moved to adopt Resolution No. 3681 and Commissioner Drypolcher seconded the motion.

Resolution No. 3681 was adopted, with Commissioner Lillian abstaining due to his affiliation to Delancey Street.

(e) RESOLUTION NO. 3682

RESOLUTION APPROVING SUPERSEDING PART I AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 23, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August, 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (January 1990, applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

Now, therefore, be it resolved by the PHA, as follows:

1. The Superseding Part I Section 8 ACC and the New Part II of he ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorized and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

Commissioner Williams moved to adopt Resolution No. 3682 and Commissioner Reen seconded the motion.

Resolution No. 3682 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3683

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT AMENDMENT WITH OKM ASSOCIATES, INC. TO EXPAND THE SCOPE OF THE COMPREHENSIVE PLAN FOR MANAGEMENT IMPROVEMENTS TO INCLUDE ASSISTANCE IN OBTAINING A NEW AUTOMATED MANAGEMENT INFORMATION SYSTEM AND IN IMPLEMENTING NEW PROCUREMENT POLICIES AND PROCEDURES FOR THE ADDITIONAL AMOUNT OF $50,000

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco authorized the Execution of a contract with OKM Associates, Inc., in Resolution 3528, adopted on September 27, 1990, to develop a Comprehensive Plan for Management Improvements for the Authority; and

WHEREAS, two critical elements of this plan, the development of a new automated Management Information System and implementation of new procurement policies and procedures, are urgently required; and

WHEREAS, OKM Associates, Inc. has participated in the development of the action plans to complete these activities; and

WHEREAS, expertise from OKM Associates is required to assist in the development of specifications to be used in the procurement of a new comprehensive automated a management information system and to implement the procurement policies and procedures recently adopted by the Authority as an expansion of their current Comprehensive Management Improvement consulting contract with the Authority; and

WHEREAS, OKM Associates, Inc. has proposed to provide these additional services for an increased fee of $50,000; and

WHEREAS, the Authority has evaluated this proposal and found it to be fair and reasonable for the work involved; and

WHEREAS, the U.S. Department of Housing and Urban Development must concur with the execution of this Contract Amendment; and

WHEREAS, sufficient funding is available in the Comprehensive Improvement Assistance Program for these additional services;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to execute a Contract Amendment for said work with OKM Associates, Inc. in the amount of $50,000.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

Commissioner Reen moved to adopt Resolution No. 3683 and Commissioner Williams seconded the motion.

Resolution No. 3683 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3684

RESOLUTION RATIFYING THE ADDENDUM BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND WARREN FOSTER AND ASSOCIATES TO LEASE THE PARKING LOT FACILITY ADJACENT TO THE ALICE GRIFFITH HOUSING DEVELOPMENT THROUGH JANUARY 31, 1992

WHEREAS, the Authority reviewed proposals for the lease of the parking lot adjacent to the Alice Griffith Housing Development last year and awarded a license agreement to Warren Foster and Associates, a minority-owned business enterprise, to operate the parking lot facility based on an evaluation thereof; and

WHEREAS, the Commission approved the award per Resolution number 3534 on October 4, 1990; and

WHEREAS, Warren Foster and Associates filed a discrimination complaint against the Authority based on the fact that the license agreement did not extend through January 31, 1992; and

WHEREAS, the Authority, without admitting guilt, but in an effort to resolve the dispute amicably, agreed to extend the agreement with Warren Foster and Associates through January 31, 1992;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission hereby ratifies and approves the extension of the license agreement between the Authority and Warren Foster and Associates to operate a parking lot facility adjacent to the Alice Griffith housing development, effective

   August 1, 1991 and ending on January 31, 1992, to include amended provisions as stated in the addendum to the agreement.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

8/22/91
Date

The commission requested clarification on Mr. Warren Foster's contract. Mr. Gilmore informed the commission that this is a settlement of a litigation discrimination suit filed against the Authority, to extend his contract to January 1992.

Commissioner Williams moved to adopt Resolution No. 3684 and Commissioner Reen seconded the motion.

Resolution No. 3684 was adopted, with Commissioner Lillian abstaining.

11. VISITORS:

Vera Kennedy
G. Helman
D. Minor
Elia Barrios
Shirley Dorton
Margaret Verges
Ace Washington
Stephan C. Leonoudakis
Isaac Hudson
R. L. Spear
Ace Washington
Marguerite Cobb

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of August 22, 1991 was adjourned at 6:06 p.m. The next regular meeting has been scheduled for September 12, 1991.

Reverend James E. Goode
President

Karen H. Moore
for David Gilmore, Secretary and
Executive Director

SF
H65
#1
12/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 12, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, September 12, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 9 1991
SAN FRANCISCO
PUBLIC LIBRARY

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED AGENDA:

10. NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Enter into a Contract with Bank of America to Secure a Letter of Credit in the Total Amount of $164,000 for a Period of Three Years for the New Construction Project, CAL 1-43, Yerba Buena Plaza West (Robert Pitts Apts.)

(b) Resolution - For Approval of Change Order G-59 in the Amount of $10,200 for Increased Electrical Services For Phases II, III and IV as Part of the Alemany Development

(c) Resolution - For Approval of Change Order G-65 in the Amount of $12,556.22 to Ultrex Corporation for Rehabilitation Construction at CAL 1-16, Alemany Housing

11. VISITORS:

12. ADJOURNMENT:

Daren M. Moore

for DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
9/12/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 12, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, September 12, 1991 at 4:00 p.m.

1. ROLL CALL:

President Goode called the meeting to order at 4:07 p.m.

DOCUMENTS DEPT.
SEP 2 4 1991
SAN FRANCISCO
PUBLIC LIBRARY

Roll Call found the following members to be:

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Reverend Harry Chuck, Commissioner
Robert Boileau, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Lillian moved to approve the Agenda of September 12, 1991 and Commissioner Williams seconded the motion.

The agenda of September 12, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Drypolcher moved to approve the minutes of August 22, 1991 and Commissioner Reen seconded the motion.

The minutes of August 22, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Secretary Gilmore reported on an article published in a San Francisco local newspaper, concerning the possibility of lead contamination in the soil in the Alemany Development, which is currently undergoing renovation.

Secretary Gilmore further stated that the article caused panic and alarm among the residents of Alemany. As a result of this article several lead experts in the field have been contacted to review issues concerning lead in the soil.

He also stated the SFHA has engaged the services of an industrial hygienist to conduct a scientific and professional analysis to determine whether or not there is a lead hazard and based on his findings appropriate action will be taken.

Mr. Gilmore also noted that a letter was sent to the Alemany residents assuring them that there was no immediate danger and that the Housing Authority will continue its commitment to protect their health and safety.

Mr. Gilmore ended his report by stating that he has received confirmation from HUD that the Housing Authority will be receiving a CIAP Grant in the amount of $23.7 million dollars.

6. COMMITTEE REPORT:

None.

7. REPORT OF COUNSEL:

The report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson, President of PHTA, raised some concerns about the possibility of lead in all the developments. She wondered if there would be future testing on all SFHA properties, to assure the tenants that there is no cause for alarm. Commissioner Goode replied that based on Mr. Gilmore's report, a comprehensive lead testing will be conducted. Ms. Richardson was also furnished with a copy of the letter sent to the Alemany residents.

Ms. Richardson then complained of a huge dog on the fifth floor of the 350 Ellis building.

Ms. Richardson also stated that it is PHTA's intention to cooperate with the Authority staff in their future endeavors.

9. UNFINISHED AGENDA:

None.

10. NEW BUSINESS:

(a) RESOLUTION NO. 3685

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH BANK OF AMERICA TO SECURE A LETTER OF CREDIT IN THE TOTAL AMOUNT OF $164,000.00 FOR A PERIOD OF THREE YEARS FOR THE NEW CONSTRUCTION PROJECT, CAL 1-43, YERBA BUENA PLAZA WEST (ROBERT PITTS APTS.)

WHEREAS, the Authority has entered into a construction contract with Dow Builders for the construction of 203 new apartment units and community center at the Yerba Buena Plaza West project site, CAL 1-43; and

WHEREAS, a portion of the work includes replacement of sidewalks and curbs and installing new curb cuts; and

WHEREAS, a letter of credit is required by the City and County of San Francisco for such work, as a guarantee that sidewalks and curbs replaced will be maintained for a period of three years; and

WHEREAS, funds for the required letter of credit are available in the CA 39-P001-043 New Low-Rent Conventional Housing Development budget; and

WHEREAS, the Executive Director has been authorized to pay a fee of $9,840,000 to provide a letter of credit to the Department of Public Works, City and County of San Francisco, by Resolution No. 3642 adopted May 23, 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to enter into a contract with the Bank of America to secure a letter of credit to the Department of Public Works, City and County of San Francisco, in the total amount of $164,000 for a period of three years.

2. This authorization becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/12/91
Date

Commissioner Reen moved to adopt Resolution No. 3685 and Commissioner Williams seconded the motion.

Resolution No. 3685 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3686

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-59 IN THE AMOUNT OF $10,200 FOR INCREASED ELECTRICAL SERVICE FOR PHASES II, III, AND IV AS PART OF THE COMPREHENSIVE REHABILITATION OF THE ALEMANY DEVELOPMENT

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered into a contract with Ultrex Corporation to provide the comprehensive modernization of the Alemany development, CAL 1-16; and

WHEREAS, after construction commenced on Phase I, the city inspector required an increase of wire size which was greater than that shown on the drawings and which must be incorporated in Phases II, III and IV; and

WHEREAS, the Contractor has proposed to provide the necessary work for a total price of $10,200; and

WHEREAS, the Authority staff had determined the proposed price to be fair and equitable; and

WHEREAS, funds in the amount of said Change Order are available in CA 1-918, Comprehensive Improvement Assistance Program Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order G-59 in the amount of $10,200 to Ultrex Corporation are hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution is effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/12/91
Date

Commissioner Lillian moved to adopt Resolution No. 3686 and Commissioner Williams seconded the motion.

Resolution No. 3683 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3687

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-65 IN THE AMOUNT OF $12,556.22 TO ULTREX CORPORATION FOR REHABILITATION CONSTRUCTION AT CAL 1-16, ALEMANY HOUSING

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority", entered in a construction contract with Ultrex Corporation for the construction of Alemany Housing Rehabilitation at CAL 1-16, on October 13, 1989; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-65; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order are available in DHUD CIAP Budget CA 1-918;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order G-65 in the amount of $12,556.22 to Ultrex Corporation are hereby approved.

2. The Executive Director is authorized to execute said Change Order.

3. This resolution shall become effective upon approval of said change order by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/12/91
Date

Commissioner Reen moved to adopt Resolution No. 3687 and Commissioner Williams seconded the motion.

Resolution No. 3687 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Alta Faye Scales
Vera Kennedy
Ed Regan
Ace Washington

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of September 12, 1991 was adjourned at 6:06 p.m. The next regular meeting has been scheduled for September 26, 1991.

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 23, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, September 26, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
H65
#1
9/26/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, SEPTEMBER 26, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, September 26, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED AGENDA:

10. NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Approving Write-Off of Vacated Tenant Accounts Receivable in the Amount of $132,562.67 for the Quarter Ending September 30, 1991

(b) Resolution - Authorizing the Executive Director to Negotiate and Enter Into a Contract with Ella Hill Hutch Community Center to Provide Job Training and Placement Services to Residents of Public Housing in an Amount Not to Exceed $276,729

(c) Resolution - Authorizing the Executive Director to Enter Into a Contract with A.S. Ferrari and Son, Inc., for the Upgrade of Electrical System at the CAL 1-8, Westside Courts Development for the Amount of $228,909

(d) Resolution - Authorizing the Executive Director to Enter Into a Contract with All State Electric, Inc., for the Upgrade of the Electrical System at the CAL 1-11, North Beach Development for the Amount of $397,699

(e) Resolution - Authorizing the Executive Director to Enter Into a Contract With Paganini Electric Corporation for the Upgrade of the Electrical System at the CAL 1-15, Ping Yuen Housing Development for the Amount of $472,283

(f) Resolution - Authorizing the Executive Director to Enter into a Contract with A. Answer, Inc., for the Installation of Emergency Generators at John F. Kennedy Towers, 990 Pacific Avenue and 1880 Pine Street Developments for the Amount of $235,919

(g) Resolution - For Approval of Construction Contract with Trico Construction for the Replacement of Utility Lines and Renovation Work at 1750 McAllister Street for the Amount of $59,737

(h) Resolution - Authorizing the Executive Director to Enter Into a Contract with Edward W. Scott Electric Co., Inc. for the Installation of Emergency Generators at the Woodside Gardens, Mission Dolores and 1750 McAllister Street Developments for the Amount of $283,900

(i) Resolution - Authorizing the Executive Director to Enter Into a Contract with Edward W. Scott Electric Co., Inc. for the Installation of Emergency Generators at the 350 Ellis Street and 666 Ellis Street Developments for the Amount of $182,000

(j) Resolution - Authorizing the Executive Director to Enter Into a Contract with Hardison Komatsu Ivelich and Tucker in the Amount of $145,100 for the Development of an Architectural Masterplan for Bernal Dwellings, CAL 1-5

(k) Resolution - Ratifying the Executive Director's Execution of a Contract with Environmental Science And Engineering Inc., In the Amount of $14,127 to Provide Consulting Services for the Thorough Assessment of Risks Relative to Lead in the Soil at the Alemany Development CAL 1-16

(l) Resolution - Authorizing the Executive Director to Extend the Memorandum of Understanding Between the San Francisco Police Department and San Francisco Housing Authority Dated July 12, 1990 to Deploy Three (3) Full Squads of Officers Exclusively to San Francisco Housing Authority Properties in an Amount Not to Exceed $1,011,000

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

(a)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 19, 1991

DOCUMENTS DEPT.

SEP 2 4 1991

SAN FRANCISCO
PUBLIC LIBRARY

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJECT: RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $132,562.67 FOR THE QUARTER ENDING SEPTEMBER 30, 1991

The attached Resolution authorizes the write-off of vacated tenant accounts with debit balances in the total amount of $132,562.67. This write-off will be reflected in the 1990-1991 fiscal year-end and will eliminate accounts deemed uncollectible as of the quarter ended September 30, 1991.

We appreciate your passage of this resolution.

DG:vc/age

RESOLUTION NO._____ (a)
DATE ADOPTED_____

RESOLUTION APPROVING WRITE-OFF OF VACATED ACCOUNTS RECEIVABLE IN THE AMOUNT OF $132,562.67

****

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1) The vacated accounts are approved for write-off as follows:

   For the fourth quarter of Fiscal Year 1990-1991 Debit Balances of $132,562.67.

APPROVED AS TO FORM:

Geraldine Chavis

GERALDINE CHAVIS
Legal Counsel

_____
Date

SAN FRANCISCO HOUSING AUTHORITY

(b)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 20, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

MENTS DE
SEP 2 4 1991
FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ELLA HILL HUTCH COMMUNITY CENTER TO PROVIDE JOB TRAINING AND PLACEMENT SERVICES TO RESIDENTS OF PUBLIC HOUSING IN AN AMOUNT NOT TO EXCEED $276,729.00

The attached resolution is submitted, for your review and approval, to execute a contract in excess of $10,000.00 for services required by the Authority.

The Authority initiated a resident hiring program during the construction of the Plaza West (Robert B. Pitts Plaza) housing development. Due to the success of this pilot program, the Authority decided to expand the program on a city-wide basis. Proposals were solicited from an adequate number of qualified vendors in accordance with procurement requirements. A total of sixteen (16) sole proprietorships, nonprofit, as well as, for profit organizations requested copies of the request for proposals (RFP). Two entities responded by the established deadline; one entity responded too late for consideration. A number of entities expressed interest in submitting proposals in the future, but were not prepared to take on the responsibilities detailed in the scope of services at this time.

The two respondents to the RFP were Ella Hill Hutch Community Center and the Engineering Societies' Committee for Manpower Training (ESCMT). A review committee consisting of representatives from Resident Services, Personnel and the Affirmative Action office met to evaluate the proposals based on criteria published in the solicitation. The review committee recommended that a contract be negotiated with Ella Hill Hutch Community Center. The reasons given include their extensive work experience with public housing residents, a community-based approach to the job placement program and a comparatively low program cost on a per applicant basis.

In accordance with procurement regulations under 24 CFR, Part 85.36, the Authority may proceed with contract negotiations based on the review committee's recommendations.

It must be noted that funding for the job placement program services is available from the Comprehensive Improvement Assistance Program (CIAP) and Drug Elimination grants.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (b)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ELLA HILL HUTCH COMMUNITY CENTER TO PROVIDE JOB TRAINING AND PLACEMENT SERVICES TO RESIDENTS OF PUBLIC HOUSING IN AN AMOUNT NOT TO EXCEED $276,729.00

WHEREAS, the Authority solicited proposals from an adequate number of qualified sources to provide job training and placement services to residents of public housing on a city-wide basis; and

WHEREAS, proposals were received from Ella Hill Hutch Community Center (EHHCC) and the Engineering Societies' Committee for Manpower Training (ESCMT) to provide the required services; and

WHEREAS, a review committee consisting of representatives from Resident Services, Personnel and the Affirmative Action Office evaluated the proposals in accordance with the established criteria and selected Ella Hill Hutch Community Center as the respondent that could provide the services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority may award a contract to Ella Hill Hutch Community Center for the required services; and

WHEREAS, funding for said services is available from Comprehensive Improvement Assistance Program (CIAP) and Drug Elimination grants;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contract with Ella Hill Hutch Community Center to provide job training and placement services for public housing residents in an amount not to exceed $276,729.00.

2. Said contract shall not exceed a period of two years beginning October 1, 1991.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

September 26, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY

(c)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 24 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A.S. FERRARI & SON, INC., FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-8, WESTSIDE COURTS DEVELOPMENT FOR THE AMOUNT OF $228,909.00

On August 14, 1991, the Authority advertised for bids to upgrade the electrical system at the CAL 1-8, Westside Courts housing development. On September 5, 1991, three (3) bids were received as follows:

	BIDDER	BID AMOUNT
1.	A.S. Ferrari & Son, Inc.	$228,909.00
2.	Empire Electric Construction Company	$300,999.00
3.	Mayer Electric Company, Inc.	$510,928.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort.

This company has executed and submitted the City & County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the September 26, 1991 Commission Meeting.

DG:RA:MC/ml

(c)

RESOLUTION NO._____
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A.S. FERRARI & SON, INC., FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-8, WESTSIDE COURTS HOUSING DEVELOPMENT FOR THE AMOUNT OF $228,909.00

WHEREAS, on August 14, 1991, the Authority advertised for bids for the upgrade of the electrical system at the CAL 1-8, Westside Courts housing development; and

WHEREAS, on September 5, 1991, three (3) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	A.S. Ferrari & Son, Inc.	$228,909.00
2.	Empire Electric Construction Company	$300,999.00
3.	Mayer Electric Company, Inc.	$510,928.00

WHEREAS, the Authority has evaluated the bids and determined that A.S. Ferrari & Son, Inc., is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to A.S. Ferrari & Son, Inc., in the amount of $228,909.00

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date

DG:RA:MC/ml

SAN FRANCISCO HOUSING AUTHORITY (d)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 2 4 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALL STATE ELECTRIC, INC., FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-11, NORTH BEACH DEVELOPMENT FOR THE AMOUNT OF $397,699.00

On August 14, 1991, the Authority advertised for bids to upgrade the electrical system at the CAL 1-11, North Beach housing development. On September 5, 1991, three (3) bids were received as follows:

	BIDDER	BID AMOUNT
1.	All State Electric, Inc.	$397,699.00
2.	Paganini Electric Corporation	$450,821.00
3.	Empire Electric Construction Company	$488,000.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort.

This company has executed and submitted the City & County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the September 26, 1991 Commission Meeting.

DG:RA:MC/ml

RESOLUTION NO._____
DATE ADOPTED:_____

(d)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALL STATE ELECTRIC INC., FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-11, NORTH BEACH HOUSING DEVELOPMENT FOR THE AMOUNT OF $397,699.00

WHEREAS, on August 14, 1991, the Authority advertised for bids for the upgrade of the electrical system at the CAL 1-11, North Beach housing development; and

WHEREAS, on September 5, 1991, three (3) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	All State Electric, Inc.	$397,699.00
2.	Paganini Electric Corporation	$450,821.00
3.	Empire Electric Construction Company	$488,000.00

WHEREAS, the Authority has evaluated the bids and determined that All State Electric, Inc., is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

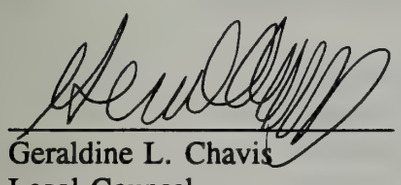
WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to All State Electric Inc., in the amount of $397,699.00

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:



Geraldine L. Chavis
Legal Counsel

_____
Date

DG:RA:MC/ml

SAN FRANCISCO HOUSING AUTHORITY

(e)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 2 4 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary-Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PAGANINI ELECTRIC CORPORATION FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-15, PING YUEN HOUSING DEVELOPMENT FOR THE AMOUNT OF $472,283.00

On August 14, 1991, the Authority advertised for bids to upgrade the electrical system at the CAL 1-15, Ping Yuen housing development. On September 5, 1991, two (2) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Paganini Electric Corporation	$472,283.00
2.	A.S. Ferrari & Son, Inc.	$531,107.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort.

This company has executed and submitted the City & County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the September 26, 1991 Commission Meeting.

DG:RA:MC/ml

RESOLUTION NO._____
DATE ADOPTED:_____

(e)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PAGANINI ELECTRIC CORPORATION FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-15, PING YUEN DEVELOPMENT FOR THE AMOUNT OF $472,283.00

WHEREAS, on August 14, 1991, the Authority advertised for bids for the upgrade of the electrical system at the CAL 1-15, Ping Yuen housing development; and

WHEREAS, on September 5, 1991, two (2) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Paganini Electric Corporation	$472,283.00
2.	A.S. Ferrari & Son, Inc.	$531,107.00

WHEREAS, the Authority has evaluated the bids and determined that Paganini Electric Corporation is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Paganini Electric Corporation, in the amount of $472,283.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

9/20/91
Date

DG:RA:MC/ml

SAN FRANCISCO HOUSING AUTHORITY (f)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 3 0 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A. ANSWER, INC, FOR THE INSTALLATION OF EMERGENCY GENERATORS AT JOHN F. KENNEDY TOWERS, 990 PACIFIC AVENUE AND 1880 PINE STREET DEVELOPMENTS FOR THE AMOUNT OF $235,919.00.

On August 27, 1991, the Authority advertised for bids to install emergency generators at the CAL 1-18(1), John F. Kennedy Towers; CAL 1-19(1), 990 Pacific Avenue and CAL 1-23, 1880 Pine Street developments. On September 17, 1991, ten (10) bids were received as follows:

	BIDDER	BID AMOUNT
1.	A. Answer, Inc.	$235,919.00
2.	Angotti & Reilly, Inc.	$269,468.00
3.	Precision Electrical Design -Build, Inc.	$272,190.00
4.	Edward W. Scott Electric Co., Inc.	$284,400.00
5.	A.S. Ferrari and Son, Inc.	$308,998.00
6.	Cresci Electric, Inc.	$319,387.00
7.	McClure Electric, Inc.	$323,628.00
8.	Berrios Construction Co., Inc.	$325,000.00
9.	Millard Tong Construction Co., Inc.	$367,050.00
10.	Empire Electric Construction Co.	$472,784.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort.

This company has executed and submitted the City and County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the September 26, 1991 Commission Meeting.

DG:RA:MC/bem

RESOLUTION NO._____
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A. ANSWER, INC, FOR THE INSTALLATION OF EMERGENCY GENERATORS AT JOHN F. KENNEDY TOWERS, 990 PACIFIC AVENUE AND 1880 PINE STREET DEVELOPMENTS FOR THE AMOUNT OF $235,919.00

WHEREAS, on August 27, 1991, the Authority advertised for bids for the installation of emergency generators at the CAL 1-18(1), John F. Kennedy Towers; CAL 1-19(1), 990 Pacific Avenue and CAL 1-23, 1880 Pine Street housing developments; and

WHEREAS, on September 17, 1991, ten (10) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	A. Answer, Inc.	$235,919.00
2.	Angotti & Reilly, Inc.	$269,468.00
3.	Precision Electrical Design -Build, Inc.	$272,190.00
4.	Edward W. Scott Electric Co., Inc.	$284,400.00
5.	A.S. Ferrari and Son, Inc.	$308,998.00
6.	Cresci Electric, Inc.	$319,387.00
7.	McClure Electric, Inc.	$323,628.00
8.	Berrios Construction Co., Inc.	$325,000.00
9.	Millard Tong Construction Co., Inc.	$367,050.00
10.	Empire Electric Construction Co.	$472,784.00

WHEREAS, the Authority has evaluated the bids and determined that A. Answer, Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to A. Answer, Inc. in the amount of $235,919.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

1/26/91
Date

DG:RA:MC/bem

SAN FRANCISCO HOUSING AUTHORITY (g)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

August 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 2 4 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION FOR APPROVAL OF CONSTRUCTION CONTRACT WITH TRICO CONSTRUCTION FOR THE REPLACEMENT OF UTILITY LINES AND RENOVATION WORK AT 1750 MCALLISTER STREET FOR THE AMOUNT OF $59,737.00.

On August 14, 1991 the Authority advertised for bids to replace several utility lines and preform associated renovation work at CAL 1-19(2), 1750 McAllister Street, a senior housing development. On September 12, 1991 four bids were received as follows:

	BIDDER	AMOUNT
1.	Trico Construction Co.	$59,737.00
2.	G. T. Construction	$59,985.00
3.	Kennedy Construction	$73,450.00
4.	E. Mitchell, Inc.	$75,000.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort. This company has executed and submitted the City and County of San Francisco, South Africa Divestment Ordinance Certification in Compliance with this Authority's policy.

As this work is important, I recommend that the attached be adopted at the September 26, 1991 Commission Meeting.

DG:RSA:bem

RESOLUTION NO:_____ (g)
DATE ADOPTED:_____

RESOLUTION FOR APPROVAL OF CONSTRUCTION CONTRACT WITH TRICO CONSTRUCTION FOR THE REPLACEMENT OF UTILITY LINES AND RENOVATION WORK AT 1750 MCALLISTER STREET FOR THE AMOUNT OF $59,737.00.

WHEREAS, on August 14, 1991 the Housing Authority advertised for bids for replacement of utility lines at CAL 1-19(2), 1750 McAllister Street; and

WHEREAS, on September 12, 1991, four (4) bids were received and publicly opened and read aloud.

	BIDDER	AMOUNT
1.	Trico Construction Co.	$59,737.00
2.	G. T. Construction	$59,985.00
3.	Kennedy Construction	$73,450.00
4.	E. Mitchell, Inc.	$75,000.00

WHEREAS, the Authority has evaluated the bids and determined that Trico Construction Co. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assist Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Trico Construction Company in the Amount of $59,737.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date

SAN FRANCISCO HOUSING AUTHORITY

(h)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 24 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD W. SCOTT ELECTRIC CO., INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE WOODSIDE GARDENS, MISSION DOLORES AND 1750 MCALLISTER STREET DEVELOPMENTS FOR THE AMOUNT OF $283,900.00.

On August 27, 1991, the Authority advertised for bids to install emergency generators at the CAL 1-18(10), Woodside Gardens; CAL 1-18(13), Mission Dolores and CAL 1-19(2), 1750 McAllister Street housing developments. On September 17, 1991, Seven (7) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Edward W. Scott Electric Co., Inc.	$283,900.00
2.	Angotti and Reilly, Inc.	$287,279.00
3.	Precision Electrical Design-Build, Inc.	$303,025.00
4.	Berrios Construction Co., Inc.	$336,000.00
5.	McClure Electric, Inc.	$340,125.00
6.	Cresci Electric, Inc.	$373,046.00
7.	Empire Electric Construction, Co.	$473,000.00

The low bid proposal submitted had omitted one document but Legal Council has determined that this omission was inadvertent and did not compromise the competitive bid process. This bid proposal , therefore, is in order, and the bid price is within the funding available for this effort.

This company has executed and submitted the City and County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the September 26, 1991 Commission Meeting.

DG:RA:MC/bem

RESOLUTION NO._____
DATE ADOPTED:_____

(h)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD W. SCOTT ELECTRIC CO., INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE WOODSIDE GARDENS, MISSION DOLORES AND 1750 MCALLISTER STREET DEVELOPMENTS FOR THE AMOUNT OF $283,900.00

WHEREAS, on August 27, 1991, the Authority advertised for bids for the installation of emergency generators at the CAL 1-18(10), Woodside Gardens; CAL 1-18(13), Mission Dolores and CAL 1-19(2), 1750 McAllister Street housing developments; and

WHEREAS, on September 17, 1991, seven (7) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Edward W. Scott Electric Co., Inc.	$283,900.00
2.	Angotti and Reilly, Inc.	$287,279.00
3.	Precision Electrical Design-Build, Inc.	$303,025.00
4.	Berrios Construction Co., Inc.	$336,000.00
5.	McClure Electric, Inc.	$340,125.00
6.	Cresci Electric, Inc.	$373,046.00
7.	Empire Electric Construction, Co.	$473,000.00

WHEREAS, the Authority has evaluated the bids and determined that Edward W. Scott Electric Co., Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Edward W. Scott Electric Co., Inc. in the amount of $283,900.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

9/26/91
Date

DG:RA:MC/bem

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 24 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD W. SCOTT ELECTRIC CO., INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE 350 ELLIS STREET AND 666 ELLIS STREET DEVELOPMENTS FOR THE AMOUNT OF $182,000.00.

On August 27, 1991, the Authority advertised for bids to install emergency generators at the CAL 1-27, 350 Ellis Street and CAL 1-28, 666 Ellis Street housing developments. On September 17, 1991, eight (8) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Edward W. Scott Electric Co., Inc.	$182,000.00
2.	Angotti and Reilly, Inc.	$206,145.00
3.	A.S. Ferrari and Son, Inc.	$214,846.00
4.	Precision Electrical Design - Build, Inc.	$221,483.00
5.	McClure Electric, Inc.	$244,358.00
6.	Berrios Construction Co., Inc.	$255,000.00
7.	Cresci Electric, Inc.	$269,796.00
8.	Empire Electric Construction, Co.	$350,000.00

The low bid proposal submitted had omitted one document but Legal Council has determined that this omission was inadvertent and did not compromise the competitive bid process. This bid proposal, therefore, is in order and the bid price is within the funding available for this effort.

RESOLUTION NO._____ (i)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD W. SCOTT ELECTRIC CO., INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE 350 ELLIS STREET AND 666 ELLIS STREET DEVELOPMENTS FOR THE AMOUNT OF $182,000.00.

WHEREAS, on August 27, 1991, the Authority advertised for bids for the installation of emergency generators at the CAL 1-27, 350 Ellis Street housing and CAL 1-28, 666 Ellis Street housing developments; and

WHEREAS, on September 17, 1991, eight (8) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Edward W. Scott Electric Co., Inc.	$182,000.00
2.	Angotti and Reilly, Inc.	$206,145.00
3.	A.S. Ferrari and Son, Inc.	$214,846.00
4.	Precision Electrical Design - Build, Inc.	$221,483.00
5.	McClure Electric, Inc.	$244,358.00
6.	Berrios Construction Co., Inc.	$255,000.00
7.	Cresci Electric, Inc.	$269,796.00
8.	Empire Electric Construction, Co.	$350,000.00

WHEREAS, the Authority has evaluated the bids and determined that Edward W. Scott Electric Co., Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Edward W. Scott Electric Co., Inc. in the amount of $182,000.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

9/26/91
Date

DG:RA:MC/bem

SAN FRANCISCO HOUSING AUTHORITY (j)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.

SEP 2 4 1991

[illegible] LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HARDISON KOMATSU IVELICH & TUCKER IN THE AMOUNT OF $145,100.00 FOR THE DEVELOPMENT OF AN ARCHITECTURAL MASTERPLAN FOR BERNAL DWELLINGS, CAL 1-5

The Department of Housing and Urban Development has funded the Authority to pursue the development of a detailed Masterplan for improvements to Bernal Dwellings. This plan will be developed with input from the residents, the neighborhood, various City Departments and Authority staff and will include detailed inspections of the site and buildings.

As an architectural consultant is required for this effort, the Authority advertised for interested firms. Eleven firms responded with proposals. A selection panel which included a Bernal Dwellings resident, reviewed each firm and identified Hardison Komatsu Ivelich & Tucker as the most appropriate to participate in this effort.

This firm has proposed a reasonable fee for the effort involved and funding is available in the Authority's CA-1-918 CIAP budget. As the amount of this contract requires HUD's formal concurrence, a request for HUD approval has been submitted.

Because this work is very important, I recommend adoption of the attached Resolution at the September 26, 1991, Commission Meeting.

DG:RA:VV:vv

RESOLUTION NO._____ (j)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HARDISON KOMATSU IVELICH AND TUCKER IN THE AMOUNT OF $145,100.00 FOR THE DEVELOPMENT OF AN ARCHITECTURAL MASTERPLAN FOR BERNAL DWELLINGS, CAL 1-5.

WHEREAS, Bernal Dwellings has been selected for the development of a detailed Masterplan which will require the services of an architectural consultant; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by eleven architectural firms and determined that Hardison Komatsu Ivelich & Tucker is the most advantageous proposer, price and other factors considered; and

WHEREAS, Hardison Komatsu Ivelich & Tucker has proposed a fee of $145,100.00 to provide services for the preparation of the Masterplan; and

WHEREAS, these fees are within the funding available in the CA-1-918 CIAP budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Hardison Komatsu Ivelich & Tucker in the amount of $145,100.00.

2. This resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

DG:RA:VV:vv

SAN FRANCISCO HOUSING AUTHORITY

(k)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 26, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 24 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF A CONTRACT WITH ENVIRONMENTAL SCIENCE & ENGINEERING INC., IN THE AMOUNT OF $14,127.00 TO PROVIDE CONSULTING SERVICES FOR THE THOROUGH ASSESSMENT OF RISKS RELATIVE TO LEAD IN THE SOIL AT THE ALEMANY DEVELOPMENT CAL 1-16.

Based on reports in a local newspaper that serious levels of lead existed in the soil at the Alemany Development, the Authority has contacted several experts in the field of lead hazards including the San Francisco Department of Public Health, the U.S. Environmental Protection Agency and Georgia Tech. University. In addition, the Authority has contacted the laboratory that conducted the analysis of the soil dug up by the newspaper reporter.

These investigations have revealed that although a lead hazard may exist in the soil at Alemany, the unscientific testing done by the newspaper has not confirmed such a hazard. It is therefore extremely important that carefully conducted soil tests be completed by trained technicians to determine the lead soil conditions at Alemany and to developed a proper abatement plan if necessary.

After reviewing information submitted by three industrial hygienist consulting firms with demonstrated expertise in lead hazards, staff has identified Environmental Science and Engineering, Inc., as the firm most appropriate to complete a professional evaluation of soil condition at Alemany. The San Francisco Department of Public Health has confirmed this firm's expertise in this field.

Environmental Science and Engineering, Inc., has developed a testing plan for the Alemany site which includes testing soil adjacent to buildings, in proposed turf areas closest to the 280 freeway and extensive testing in locations identification for future play area. This plan has been reviewed and endorsed by the San Francisco Department of Public Health. The consultant's fee for this effort will be $14,127.00

Because of the urgency of this issue, I have executed an agreement with Environmental Science and Engineering, Inc., and testing has begun. As the attached Resolution ratifies this action, I therefore recommend adoption of this Resolution at the September 26, 1991 Commission Meeting.

DG:RSA/vm

RESOLUTION NO:_____ (k)
DATE ADOPTED:_____

RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF A CONTRACT WITH ENVIRONMENTAL SCIENCE & ENGINEERING INC., IN THE AMOUNT OF $14,127.00 TO PROVIDE CONSULTING SERVICES FOR THE THOROUGH ASSESSMENT OF RISKS RELATIVE TO LEAD IN THE SOIL AT THE ALEMANY DEVELOPMENT CAL 1-16.1

WHEREAS, the proximity of the Alemany Development to the 280 freeway and the results of a very preliminary soil testing have indicated the possibility that unacceptably high levels of lead may be present in the Alemany soil; and

WHEREAS, the health of the Alemany residents could be at risk if high levels of lead do exist; and

WHEREAS, consultants will be required to scientifically investigate this site to determine if serious health problems are present; and

WHEREAS, staff has evaluated three industrial hygienist consulting firms and has identified Environmental Science and Engineering,Inc., as the most appropriate firm to conduct such a study; and

WHEREAS, Environmental Science and Engineering,Inc., has proposed a fee of $14,127.00 to complete this effort; and

WHEREAS, funding is available in the Alemany rehabilitation budget to complete this work; and

WHEREAS, because of the urgency in determining if a hazard exists at Alemany, the Executive Director has executed an agreement with this consultant and the testing work has begun.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary's execution of a contract for said work to Environmental Science and Engineering, Inc., in the amount of $14,127.00 is ratified.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

September 20, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
Carlene Williams, Commissioner

DOCUMENTS DEPT.
SEP 24 1991
SAN FRANCISCO
PUBLIC LIBRARY

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO POLICE DEPARTMENT AND SAN FRANCISCO HOUSING AUTHORITY DATED JULY 12, 1990 TO DEPLOY THREE (3) FULL SQUADS OF OFFICERS EXCLUSIVELY TO SAN FRANCISCO HOUSING AUTHORITY PROPERTIES IN AN AMOUNT NOT TO EXCEED $1,011,000.00

The attached resolution is submitted for your review and approval to authorize the execution of a contract not-to-exceed the amount of one million eleven thousand dollars ($1,011,000.00) for the deployment of three full squads of officers exclusively assigned to Authority properties to provide increased public safety.

The Authority is committed to providing a decent and safe living environment for its residents. In order to abate the problem of illegal drug sales and other crime in its public housing developments, the Authority wishes to extend the agreement with the San Francisco Police Department to provide an additional level of service to its present basic services. The San Francisco Police Department represents itself as qualified to perform the services required by the Authority.

The additional level of service will entail the assignment of three (3) full squads exclusively to SFHA properties. Each squad (1 sergeant and 7 officers) will work

within one Patrol Division. There are two patrol divisions. The First Patrol Division is comprised of the Central, Southern and Potrero Police Districts. The Second Patrol Division is comprised of the Mission, Ingleside and Taraval Police Districts. The San Francisco Police Department will conduct a crime analysis at all sites and will deploy personnel to the sites based on this analysis with priority coverage afforded to those sites with the highest crime rates.

Funding for the additional level of service throughout the Authority's properties had been approved by the Commission as part of the HUD Comprehensive Improvement Assistance Program (CIAP) grant awarded for Fiscal Year 1991-92.

I urge your adoption of this resolution.

RESOLUTION NO. ___
DATE ADOPTED ___

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO POLICE DEPARTMENT AND SAN FRANCISCO HOUSING AUTHORITY DATED JULY 12, 1990 TO DEPLOY THREE (3) FULL SQUADS OF OFFICERS EXCLUSIVELY TO SAN FRANCISCO HOUSING AUTHORITY PROPERTIES IN AN AMOUNT NOT TO EXCEED $1,011,000.00

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments; and

WHEREAS, the Authority wishes to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required for the Authority as set forth under the Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department dated July 12, 1990, and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, funding is available in the 1990 CIAP budget for this effort; and

WHEREAS, implementation of this extension of the Memorandum of Understanding is contingent upon Department of Housing and Urban Development's approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to extend the Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department for deployment of three (3) full squads of officers exclusively assigned to Authority properties in an amount not to exceed $1,011,000.00.

2. This resolution shall become effective immediately upon execution of the aforementioned extension of the Memorandum of Understanding and the Department of Housing and Urban Development's approval.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

9-23-91
Date

RESOLUTION NO. 3457

Adopted 5/24/90

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY AND THE SAN FRANCISCO POLICE DEPARTMENT TO DEPLOY THREE (3) FULL SQUADS OF OFFICERS EXCLUSIVELY TO SAN FRANCISCO HOUSING AUTHORITY PROPERTIES

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments; and

WHEREAS, the Authority wishes to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required for the Authority as set forth under the Memorandum of Understanding, hereto attached as Exhibit A, and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, implementation of the Memorandum of Understanding is contingent upon Department of Housing and Urban Development approval, and is subject to the availability of funding for the services proposed herein;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute the Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department for deployment of three (3) full squads of officers exclusively assigned to Authority properties in an amount not to exceed $1.5 million.

2. This resolution shall become effective upon execution of the aforementioned Memorandum of Understanding.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

5/18/90
Date

SF
H65
F3
1/26/91

MINUTES

DOCUMENTS DEPT.
OCT 9 1991
SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 26, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, September 26, 1991 at 4:00 p.m.

1. ROLL CALL:

President Goode called the meeting to order at 4:05 p.m.

PRESENT:

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT:

None.

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Williams moved to approve the Agenda of September 26, 1991 and Commissioner Lillian seconded the motion.

The agenda of September 26, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Reen moved to approved the minutes of September 12, 1991 and Commissioner Lillian seconded the motion.

The minutes of September 12, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Boileau reported that the Site and Design Committee met and he would address the issues and recommendations as they come up on the agenda.

7. REPORT OF COUNSEL:

none.

8. TENANT REPRESENTATIVE REPORT:

Ms. Cleola Richardson, PHTA President, was delighted that residents are returning to the Robert B. Pitts Plaza Development. Ms. Richardson also expressed disappointment that not all developments were selected to be included in the Graffiti Paint Out that was held on Saturday, September 21, 1991.

She also stated that negotiations between PHTA, HUD and SFHA will resume on Monday, September 30, 1991 at 10:00 am. Ms. Richardson then concluded her report that PHTA representatives will be joining Secretary Jack Kemp at a luncheon on Friday, September 27, 1991.

9. UNFINISHED AGENDA.

None.

10. NEW BUSINESS:

(a) RESOLUTION NO. 3688

RESOLUTION APPROVING WRITE-OFF OF VACATED TENANT ACCOUNTS RECEIVABLE IN THE AMOUNT OF $132,562.67 FOR THE QUARTER ENDING SEPTEMBER 30, 1991

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the Board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by resolution No. 2784, dated February 26, 1986, to write off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

For the fourth quarter of Fiscal Year 1990-1991 Debit Balances of $132,562.67.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Lillian moved to adopt Resolution No. 3688 and Commissioner Williams seconded the motion.

Resolution No. 3688 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3689

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH ELLA HILL HUTCH COMMUNITY CENTER TO PROVIDE JOB TRAINING AND PLACEMENT SERVICES TO RESIDENTS OF PUBLIC HOUSING IN AN AMOUNT NOT TO EXCEED $276,729

WHEREAS, the Authority solicited proposals from an adequate number of qualified sources to provide job training and placement services to residents of public housing on a city-wide basis; and

WHEREAS, proposals were received from Ella Hill Hutch Community Center (EHHCC) and the Engineering Societies' Committee for Manpower Training (ESCMT) to provide the required services; and

WHEREAS, a review committee consisting of representatives from Resident Service,personnel and the Affirmative Action Office evaluated the proposals in accordance with the established criteria and selected Ella Hill Hutch Community Center as the respondent that could provide the services in a manner that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, PART 85.36, the Authority may award a contract to Ella Hill Hutch Community Center for the required services; and

WHEREAS, funding for said services is available from Comprehensive Improvement Assistance Program (CIAP) and Drug Elimination grants;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHROTIY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and enter into a contract with Ella Hill Hutch Community Center to provide job training and placement services for public housing residents in an amount not to exceed $276,729.

2. Said contract shall not exceed a period of two years beginning October 1, 1991.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Lillian moved to adopt Resolution No. 3689 and Commissioner Williams seconded the motion.

Resolution No. 3689 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3689

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A.S. FERRARI AND SON, INC., FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-8, WESTSIDE COURTS HOUSING DEVELOPMENT FOR THE AMOUNT OF $228,909

WHEREAS, on August 14, 1991, the Authority advertised for bids for the upgrade of the electrical system at the CAL 1-8, Westside Courts housing development; and

WHEREAS, on September 5, 1991, three (3) bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
1. A.S. Ferrari & Son, Inc.	$228,909.00
2. Empire Electric Construction Company	$300,999.00
3. Mayer Electric Company, Inc.	$510,928.00

WHEREAS, the Authority has evaluated the bids and determined that A.S. Ferrari & Son, Inc., is the lowest, responsive bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to A. S. Ferrari And Son, Inc., in the amount of $228,909.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Boileau moved to adopt Resolution No. 3690 and Commissioner Williams seconded the motion.

Resolution No. 3690 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3691

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALL STATE ELECTRICAL SYSTEM AT THE CAL 1-11, NORTH BEACH DEVELOPMENT FOR THE AMOUNT OF $397,699

WHEREAS, on August 14, 1991, the Authority advertised for bids for the upgrade of the electrical system at the CAL 1-11, North Beach Housing Development; and

WHEREAS, on September 5, 1919, three (3) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	All State Electric, Inc.	$397,699.00
2.	Paganini Electric Corporation	$450,821.00
3.	Empire Electric Construction Company	$488,000.00

WHEREAS, the Authority has evaluated the bids and determined that All State Electric, Inc., is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to All State Electric, Inc., in the amount of $397,699.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Drypolcher moved to adopt Resolution No. 3691 and Commissioner Lillian seconded the motion.

Resolution No. 3691 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3692

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH PAGANINI ELECTRIC CORPORATION FOR THE UPGRADE OF THE ELECTRICAL SYSTEM AT THE CAL 1-15, PING YUEN HOUSING DEVELOPMENT FOR THE AMOUNT OF $472,283

WHEREAS, on August 14,1991, the Authority advertised for bids for the upgrade of the electrical system at the CAL 1-15, Ping Yuen housing development; and

WHEREAS, on September 5, 1991, two (2) bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
1. Paganini Electric Corporation	$472,283.00
2. A.S. Ferrari And Son, Inc.	$531,107.00

WHEREAS, the Authority has evaluated the bids and determined that Paganini Electric Corporation is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Paganini Electric Corporation, in the amount of $472,283.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Boileau moved to adopt Resolution No. 3692 and Commissioner Lillian seconded the motion.

Resolution No. 3692 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3693

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH A. ANSWER, INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT JOHN F. KENNEDY TOWERS, 990 PACIFIC AVENUE AND 1880 PINE STREET DEVELOPMENTS FOR THE AMOUNT OF $235,919

WHEREAS, on August 27, 1991, the Authority advertised for bids for the installation of emergency generators at the CAL 1-18(1), John F. Kennedy Towers; CAL 1-19(1), 990 Pacific Avenue and CAL 1-23, 1880 Pine Street housing developments; and

WHEREAS, on September 17, 1991, ten (10) bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
1. A. Answer, Inc.	$235,919.00
2. Angotti & Reilly, Inc.	$269,468.00
3. Precision Electrical Design-Build, Inc.	$272,190.00
4. Edward W. Scott Electric Co., Inc.	$284,400.00
5. A.S. Ferrari and Son, Inc.	$308,998.00
6. Cresci Electric, Inc.	$319,387.00
7. McClure Electric, Inc.	$323,628.00
8. Berrios Construction Co., Inc.	$325,000.00
9. Millard Tong Construction Co., Inc.	$367,050.00
10. Empire Electric Construction Co.	$472,782.00

WHEREAS, the Authority has evaluated the bids and determined that A. Answer, Inc., is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to A. Answer, Inc. in the amount of $235,919.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Boileau stated that since A. Answer, Inc., is not a signatory to a valid apprenticeship agreement and neither are their subcontractors, he therefore requested the commission to reject all bids and put it out to bid again.

Commissioner Lillian requested Secretary Gilmore to explain the ramifications involved, if any. Mr. Gilmore indicated that the results would probably be the same if the contract were rebid and we don't have any legal basis to reject the bids. He stated that this would cause further delay on the work at the three sites.

Commissioner Lillian moved to adopt Resolution No. 3693 and Commissioner Williams seconded the motion.

Resolution No. 3693 was adopted with a no vote from Commissioner Boileau.

(g) RESOLUTION NO. 3694

RESOLUTION FOR APPROVAL OF CONSTRUCTION CONTRACT WITH TRICO CONSTRUCTION FOR THE REPLACEMENT OF UTILITY LINES AND RENOVATION WORK AT 1750 MCALLISTER STREET FOR THE AMOUNT OF $59,737

WHEREAS, on August 14, 1991 the Housing Authority advertised for bids for replacement of utility lines at CAL 1-19(2), 1750 McAllister Street; and

WHEREAS, on September 12, 1991, four (4) bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
1. Trico Construction Co.	$59,737.00
2. G.T. Construction	$59,985.00
3. Kennedy Construction	$73,450.00
4. E. Mitchell, Inc.	$75,000.00

WHEREAS, the Authority has evaluated the bids and determined that Trico Construction Co. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Trico Construction Company in the Amount $59,737.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Williams moved to adopt Resolution No. 3694 and Commissioner Lillian seconded the motion.

Resolution No. 3694 was adopted, and Commissioner Boileau affirmed his position to a no vote due to Trico, Inc. not being a signatory to a valid apprenticeship agreement.

(h) RESOLUTION NO. 3695

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD W. SCOTT ELECTRIC CO., INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE WOODSIDE GARDENS, MISSION DOLORES AND 1750 MCALLISTER STREET DEVELOPMENTS FOR THE AMOUNT OF $283,900

WHEREAS, on August 27, 1991, the Authority advertised for bids for the installation of emergency generators at the CAL 1-18(10), Woodside Gardens; CAL 1-18(13), Mission Dolores and CAL 1-19(2), 1750 McAllister Street housing developments; and

WHEREAS, on September 17, 1991, seven (7) bids were received and publicly opened and read aloud:

1. Edward W. Scott Electric Co., Inc.	$283,900.00
2. Angotti and Reilly, Inc.	$287,279.00
3. Precision Electrical Design-Build, Inc.	$303,025.00
4. Berrios Construction Co., Inc.	$336,000.00
5. McClure Electric, Inc.	$340,125.00
6. Cresci Electric, Inc.	$373,046.00
7. Empire Electric Construction Co.	$473,000.00

WHEREAS, the Authority has evaluated the bids and determined that Edward W. Scott Electric Co., Inc. is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF T HE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Edward W. Scott Electric Co., Inc. in the amount of $283,900.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Williams moved to adopt Resolution No. 3695 and Commissioner Goode seconded the motion.

Resolution No. 3695 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3696

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD W. SCOTT ELECTRIC CO., INC. FOR THE INSTALLATION OF EMERGENCY GENERATORS AT THE 350 ELLIS STREET AND 666 ELLIS STREET DEVELOPMENTS FOR THE AMOUNT OF $182,000

WHEREAS, on August 27, 1991, the Authority advertised for bids for the installation of emergency generators at the CALL 1-27, 350 Ellis Street housing and CAL 1-28, 666 Ellis Street housing developments; and

WHEREAS, on September 17, 1991, eight (8) bids were received and publicly opened and read aloud:

1. Edward W. Scott Electric Co., Inc.	$182,000.00
2. Angotti and Reilly, Inc.	$206,145.00
3. A.S. Ferrari and Son, Inc.	$214,846.00
4. Precision Electrical Design - Build, Inc.	$221,483.00
5. McClure Electric, Inc.	$244,358.00
6. Berrios Construction Co., Inc.	$255,000.00
7. Cresci Electric, Inc.	$269,796.00
8. Empire Electric Construction, Co	$350,000.00

WHEREAS, the Authority has evaluated the bids and determined that Edward W. Scott Electric Co., is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE , BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Edward W. Scott Electric Co., Inc. in the amount of $182,000.00.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Williams moved to adopt Resolution No. 3696 and Commissioner Goode seconded the motion.

Resolution No. 3696 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3697

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HARDISON KOMATSU IVELICH AND TUCKER IN THE AMOUNT OF $145,100 FOR THE DEVELOPMENT OF AN ARCHITECTURAL MASTERPLAN FOR BERNAL DWELLINGS, CAL 1-5

WHEREAS, Bernal Dwellings has been selected for the development of a detailed Masterplan which will require the services of an architectural consultant; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by eleven architectural firms and determined that Hardison Komatsu Ivelich And Tucker is the most advantageous proposer, price and other factors considered; and

WHEREAS,Hardison Komatsu Ivelich And Tucker has proposed a fee of $145,100 to provide services for the preparation of the Masterplan; and

WHEREAS, these fees are within the funding available in the CA-1-918 budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Hardison Komatsu Ivelich And Tucker in the amount of $145,100.

2. This resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Boileau moved to adopt Resolution No.. 3697 and Commissioner Williams seconded the motion.

Resolution No. 3697 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3698

RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF A CONTRACT WITH ENVIRONMENTAL SCIENCE AND ENGINEERING, INC. IN THE AMOUNT OF $14,127 TO PROVIDE CONSULTING SERVICES FOR THE THOROUGH ASSESSMENT OF RISKS RELATIVE TO LEAD IN THE SOIL AT ALEMANY DEVELOPMENT CAL 1-16

WHEREAS, the proximity of the Alemany Development to the 280 freeway and the results of a very preliminary soil testing have indicated the possibility that unacceptably high levels of lead may be present in the Alemany soil; and

WHEREAS, the health of the Alemany residents could be at risk if high levels of lead do exist; and

WHEREAS, consultants will be required to scientifically investigate this site to determine if serious health problems are present; and

WHEREAS, staff has evaluated three industrial hygienist consulting firms and has identified Environmental Science and Engineering, Inc., as the most appropriate firm to conduct such a study; and

WHEREAS, Environmental Science and Engineering, Inc., has proposed a fee of $14,127 to complete this effort; and

WHEREAS, because of the urgency in determining if a hazard exists at Alemany, the Executive Director has executed an agreement with this consultant and the testing work has begun;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary's execution of a contract for said work to Environmental Science and Engineering, Inc., in the amount of $14,127 is ratified.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Williams moved to adopt Resolution No. 3698 and Commissioner Lillian seconded the motion.

Resolution No. 3698 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 3699

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO HOUSING AUTHORITY DATED JULY 12, 1990 TO DEPLOY THREE (3) FULL SQUADS OF OFFICERS EXCLUSIVELY TO SAN FRANCISCO HOUSING AUTHORITY PROPERTIES IN AN AMOUNT NOT TO EXCEED $1,011,000

WHEREAS, the San Francisco Housing Authority (the "Authority") wishes to abate the problem of illegal drug sales and other crime in its public housing developments; and

WHEREAS, the Authority wishes to create a safer living environment for its residents; and

WHEREAS, the San Francisco Police Department represents itself able to perform the services required for the Authority as set forth under the Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department dated July 12, 1990, and the Authority finds that the San Francisco Police Department is so qualified; and

WHEREAS, implementation of this extension of the Memorandum of Understanding is contingent upon Department of Housing and Urban Development's approval;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to extend the Memorandum of Understanding between the San Francisco Housing Authority and the San Francisco Police Department for deployment of three (3) full squads of officers exclusively assigned to Authority properties in an amount not to exceed $1,011,000.

2. This resolution shall become effective immediately upon execution of the aforementioned extension of the Memorandum of Understanding and the Department of Housing and Urban Development's approval.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

9/20/91
Date

Commissioner Reen moved to adopt Resolution No. 3699 and Commissioner Williams seconded the motion.

Resolution No. 3699 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Watson Low	Mei Jim Lee
Bui Huong	Tina Silvia
Vasa Silvia	Lee Chang Jok
Lee Siu Chan	Alma L. Lark
Alta Faye Scales	Shara Hamlin
Shirley Cornelius	David E. Williams
Tiki Hadley	Jan Allen
Charles Amerson	Genie Bowie
R. L. Spear	Margaret Verges
Barbara Meskunas	Mary Ratcliff

12. There being no quorum present, the meeting of September 26, 1991 was adjourned at 6:38 p.m. The next regular meeting has been scheduled for October 10, 1991.

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY (a)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 10, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALART MECHANICAL CONTRACTORS FOR THE REPLACEMENT OF ROOF PIPING AT 25 SANCHEZ STREET AND REPLACEMENT OF APARTMENT HEATING CONTROL VALVES AT YERBA BUENA PLAZA EAST FOR THE AMOUNT OF $247,777.00.

On August 28, 1991 the Authority advertised for bids to replace the roof piping at 25 Sanchez Street, CAL 1-31, and to replace the apartment heating control valves at Yerba Buena Plaza East, CAL 1-18(2). On September 24, 1991 seven (7) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Alart Mechanical Contractors	$247,777.00
2.	Hopkins Heating & Cooling Inc.	$298,120.00
3.	O'Brien Mechanical, Inc.	$305,770.00
4.	N.V. Heathorn, Inc.	$373,311.00
5.	William A. Tracy Plumbing & Heating, Inc.	$389,537.00
6.	E. Mitchell, Inc.	$478,774.00
7.	Schram Construction, Inc.	$495,000.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort. This company has executed and submitted the City and County of San Francisco, South Africa Divestment Ordinance Certification in Compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the October 10, 1991 Commission Meeting.

DG:RSA:MJC/mjc

RESOLUTION NO:_____
DATE ADOPTED:_____

(a)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALART MECHANICAL CONTRACTORS FOR THE REPLACEMENT OF ROOF PIPING AT 25 SANCHEZ STREET AND REPLACEMENT OF APARTMENT HEATING CONTROL VALVES AT YERBA BUENA PLAZA EAST FOR THE AMOUNT OF $247,777.00.

WHEREAS, on August 28, 1991 the Housing Authority advertised for bids for replacement of the roof piping at the 25 Sanchez Street, CAL 1-31 housing development, and replacement of the apartment heating control valves at the Yerba Buena Plaza East, CAL 1-18(2) housing development; and

WHEREAS, on September 24, 1991 seven (7) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Alart Mechanical Contractors	$247,777.00
2.	Hopkins Heating & Cooling Inc.	$298,120.00
3.	O'Brien Mechanical, Inc.	$305,770.00
4.	N.V. Heathorn, Inc.	$373,311.00
5.	William A. Tracy Plumbing & Heating, Inc.	$389,537.00
6.	E. Mitchell, Inc.	$478,774.00
7.	Schram Construction, Inc.	$495,000.00

WHEREAS, the Authority has evaluated the bids and determined that Alart Mechanical Contractors is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Alart Mechanical Contractors in the Amount of $247,777.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

SAN FRANCISCO HOUSING AUTHORITY

(b)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 10, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CORNELY COMPANY FOR THE RELOCATION OF BOILER CONTROL PANELS AT POTRERO TERRACE, NORTH BEACH AND JOHN F. KENNEDY TOWERS FOR THE AMOUNT OF $26,526.00.

On August 28, 1991 the Authority advertised for bids to relocate the boiler control panels at the Potrero Terrace, CAL 1-2; North Beach, CAL 1-11 and John F. Kennedy Towers, CAL 1-18(1) housing developments. On September 25, 1991 two (2) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Cornely Company	$26,526.00
2.	Alart Mechanical Contractors	$27,085.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort. This company has executed and submitted the City and County of San Francisco, South Africa Divestment Ordinance Certification in Compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the October 10, 1991 Commission Meeting.

DG:RSA:MJC/mjc

RESOLUTION NO:_____
DATE ADOPTED:_____

(b)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CORNELY COMPANY FOR THE RELOCATION OF BOILER CONTROL PANELS AT POTRERO TERRACE, NORTH BEACH AND JOHN F. KENNEDY TOWERS FOR THE AMOUNT OF $26,526.00.

WHEREAS, on August 28, 1991 the Housing Authority advertised for bids for relocation of the boiler control panels at the Potrero Terrace, CAL 1-2; North Beach, CAL 1-11; and John F. Kennedy Towers, CAL 1-18(1) housing developments; and

WHEREAS, on September 25, 1991 two (2) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Cornely Company	$26,526.00
2.	Alart Mechanical Contractors	$27,085.00

WHEREAS, the Authority has evaluated the bids and determined that Cornely Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Cornely Company in the Amount of $26,526.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

_____
Geraldine L. Chavis
Legal Counsel

_____
Date

RESOLUTION NO.____
DATE ADOPTED:_____

(c)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) QUARTERLY MEETING IN BOSTON, MA ON OCTOBER 23-25, 1991

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, the Council of Large Public Housing Authorities (CLPHA) is holding its Quarterly Meeting in Boston on October 23-25, 1991; and

WHEREAS, the Quarterly Meeting will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of the Executive Director at the aforementioned Quarterly Meeting is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to attend the aforementioned Quarterly Meeting on October 23-25, 1991.

2. Travel be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

10-4-91
Date

SAN FRANCISCO HOUSING AUTHORITY

(d)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 3, 1991

TO: **SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS**

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: **David Gilmore, Secretary/Executive Director**

SUBJECT: **RESOLUTION TO AMEND CONTRACT No. SF-618 PROJECT No. CA39-A002-001. THE AMENDMENT IS TO ADD $146,080 IN CONTRACT AUTHORITY AND $292,160 IN BUDGET AUTHORITY.**

On September 26, 1991, the Department of Housing and Urban Development (HUD) advised the San Francisco Housing Authority to amend the above-mentioned contract. The purpose of this amendment was to add $146,080 in contract authority and $292,160 in budget authority for the Herald Hotel, one of our 11-B projects.

The amended contract had to be executed before the end of the fiscal year (September 30th) to ensure a continuous flow of project funds. Because we did not have time to present this matter before the commission, I executed the contract and returned it as requested by HUD.

The purpose of this resolution is to ratify my action.

DG:LA:CB/sc

(d)

RESOLUTION NO._____

RESOLUTION APPROVING AMENDMENT NO._____
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT
NO. SF-618 AND AUTHORIZING ITS EXECUTION

The Housing Authority of the City and County of San Francisco (herein called the "PHA" entered into a Section 8 Annual Contributions Contract on June 1, 1982 (as amended) with the United States of America (herein called the "Government").

It is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Executive Director is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the PHA, and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Executive Director's action executing the Amended Contract on behalf of the PHA is hereby ratified.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

10/7/91
Date

SF
465
F4
10/91

Thursday, October 10, 1991 — San Francisco, CA 94102

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 7, 1991

DOCUMENTS DEPT.
OCT 9 1991
SAN FRANCISCO
PUBLIC LIBRARY

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, October 10, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

F
65
1
10/91

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

AGENDA

Regular Meeting Held:
Thursday, October 10, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE REPORT:

9. UNFINISHED AGENDA:

10. NEW BUSINESS:

DOCUMENTS DEPT.
OCT 8 1991
SAN FRANCISCO
PUBLIC LIBRARY

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/90 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Enter Into a Contract with Alart Mechanical Contractors for the Replacement of Roof Piping at 25 Sanchez Street and Replacement of Apartment Heating Control Valves at Yerba Buena Plaza East for the Amount of $247,777

(b) Resolution - Authorizing the Executive Director to Enter Into a Contract with Cornely Company for the Relocation of Boiler Control Panels at Potrero Terrace, North Beach and John F. Kennedy towers for the Amount of $26,526

(c) Resolution - Authorizing the Executive Director to Attend the Council of Large Public Housing Authorities (CLPHA) Quarterly Meeting in Boston, Massachusetts on October 23-25, 1991

(d) Resolution - To Amend Contract No. SF-618 Project No. CA39-A002-001, the Amendments is to Add $146,080 in Contract Authority and $292,160 in Budget Authority

(e) Resolution - Authorizing the Executive Director to Accept Fleet Insurance Coverage from Fireman's Fund in an Amount Not to Exceed $237,525 During Fiscal Year 1991-1992

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
10/10/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 10, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in Regular session at 440 Turk Street, San Francisco, October 10, 1991 at 4:00 p.m.

1. ROLL CALL:

President Goode called the meeting to order at 4:11 p.m.

Roll Call found the following members to be:

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

ABSENT: Albert J. Reen, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Goode moved to Approve the Agenda of October 10, 1991 and Commissioner Williams seconded the motion.

The Agenda of October 10, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Goode moved to approve the minutes of the September 26, 1991 meeting. Commissioner Boileau stated there was an error on page 8. The vote on the Resolution No. 3693 Authorizing the Executive Director to enter into a contract with A. Answer, Inc. for the installation of emergency generators at John F. Kennedy Towers, 990 Pacific Avenue and 1880 Pine Street developments for the amount of $235,919.00 should have read that the resolution was passed with Commissioners Boileau and Goode voting no. Commissioner Boileau moved to amend the minutes and Commissioner Lillian seconded the motion. The vote to amend the minutes was unanimous.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

Secretary Gilmore reported that the SFHA has received a notice from HUD for the Drug Elimination Grant was approved in the amount of $1,013,000.

6. COMMITTEE REPORT:

Commissioner Williams stated that on Tuesday, September 24, 1991, she and Commissioner Goode toured the Alemany Development with David Gilmore, Karen Moone and other staff members. She said the contractors have been directed to make corrections and modifications of problems identified.

Commissioner Williams also stated that soil testing for Lead at Alemany began September 30, 1991. Results are expected in three weeks.

In response to maintenance complaints, Commissioner Goode stated that on October 7, 1991, Karen Moone, Deborah Whittle, and other staff members visited the Ping Yuen Development. One additional maintenance worker has been added to provide additional cleaning. Ms. Moone will follow-up with the residents to evaluate the effort.

7. REPORT OF COUNSEL:

None.

8. TENANT REPRESENTATIVE:

None.

9. UNFINISHED AGENDA:

None.

10. NEW BUSINESS:

(a) Resolution No. 3700

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH ALARM MECHANICAL CONTRACTORS FOR THE REPLACEMENT OF ROOF PIPING AT 25 SANCHEZ STREET AND REPLACEMENT OF APARTMENT HEATING CONTROL VALVES AT YERBA BUENA PLAZA EAST FOR THE AMOUNT OF $247,777

WHEREAS, on August 28, 1991 the Housing Authority advertised for bids for replacement of the roof piping at the 25 Sanchez Street, CAL 1-31 housing development, and replacement of the apartment heating control valves at the Yerba Buena Plaza East, CAL 1-18(2) housing development; and

WHEREAS, on September 24, 1991 seven (7) bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
1. Alart Mechanical Contractors	$247,777.00
2. Hopkins Heating and Cooling Inc.	$298,120.00
3. O'Brien Mechanical, Inc.	$305,770.00
4. N.V. Heathorn, Inc.	$373,311.00
5. William A. Tracy Plumbing and Heating, Inc.	$389,537.00
6. E. Mitchell, Inc.	$478,774.00
7. Schram Construction, Inc.	$495,000.00

WHEREAS, the Authority has evaluated the bids and determined that Alart Mechanical Contractors is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the dow bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work at Alart Mechanical Contractors in the Amount of $247,777.

2. This Resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

10/4/91
Date

Commissioner Williams moved to adopt Resolution No. 3700 and Commissioner Lillian seconded the motion.

Commissioner Boileau questioned if the company is signatory to an apprenticeship agreement. Secretary Gilmore stated that it was.

Resolution No. 3700 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3701

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH CORNELY COMPANY FOR THE RELOCATION OF BOILER CONTROL PANELS AT POTRERO TERRACE, NORTH BEACH AND JOHN F. KENNEDY TOWERS FOR THE AMOUNT OF $26,526

WHEREAS, on August 28, 1991 the Housing Authority advertised for bids for relocation of the boiler control panels at the Potrero Terrace, CAL 1-2; North Beach, CAL 1-11; and John F. Kennedy Towers, CAL 1-18(1) housing developments; and

WHEREAS, on September 25, 1991 two (2) bids were received and publicly opened and read aloud:

BIDDER	BID AMOUNT
1. Cornely Company	$26,526.00
2. Alart Mechanical Contractors	$27,085.00

WHEREAS, the Authority has evaluated the bids and determined that cornely Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Cornely Company in the Amount of $26,526.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

10/4/91
Date

Commissioner Lillian moved to adopt Resolution No. 3701 and Commissioner Goode seconded the motion.

Commissioner Boileau questioned if the company is signatory to an apprenticeship agreement. Secretary Gilmore stated yes.

Resolution No. 3701 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3702

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) QUARTERLY MEETING IN BOSTON, MASSACHUSETTS ON OCTOBER 23-25, 1991

WHEREAS, the San Francisco Housing Authority is a member of the Council of Large Public Housing Authorities (CLPHA); and

WHEREAS, the Council of Large Public Housing Authorities (CLPHA) is holding its Quarterly Meeting in Boston on October 23-25, 1991; and

WHEREAS, the Quarterly Meeting will include matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Authority deems that the attendance of the Executive Director at the aforementioned Quarterly Meeting is important and essential to the Authority's conduct;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. David Gilmore, Executive Director, is hereby authorized to attend the aforementioned Quarterly Meeting on October 23-25, 1991.

2. Travel be in conformance with the Travel Policy of this Authority and the contract between the Authority and the employee.

3. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

10/4/91
Date

Commissioner Lillian moved to adopt Resolution No. 3702 and Commissioner Williams seconded the motion.

Resolution No. 3702 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3703

RESOLUTION TO AMEND CONTRACT NO. SF-618 PROJECT NO. CA39-A002-001 THE AMENDMENT IS TO ADD $146,080 IN CONTRACT AUTHORITY AND $292,160 IN BUDGET AUTHORITY

The Housing Authority of the City and County of San Francisco (herein called the "PHA" entered into a Section 8 Annual Contributions Contract on June 1, 1982 (as amended) with the United States of America (herein called the "Government".

It is deemed advisable by the PHA and the Government to Amend the Section 8 Annual Contributions Contract in the particulars indicated in such Amendment.

BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Executive Director is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the PHA, and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Executive Director's action executing the Amended Contract on behalf of the PHA is hereby ratified.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

10/4/91
Date

Commissioner Williams moved to adopt Resolution No. 3703 and Commissioner Lillian seconded the motion.

Resolution No. 3703 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3704

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ACCEPT FLEET INSURANCE COVERAGE FROM FIREMAN'S FUND
IN AN AMOUNT NOT TO EXCEED $237,525
DURING THE FISCAL YEAR 1991-1992

WHEREAS, the Authority is required to maintain adequate insurance coverage on its vehicular fleet at all times; and

WHEREAS, the Authority, through its insurance broker, Levinson Bros., Inc., solicited proposals from an adequate number of qualified insurance carriers to provide insurance coverage for its vehicular fleet for fiscal year 1991-1992; and

WHEREAS, affirmative responses were received from three qualified insurers in the following amounts:

Cigna	$300,000.00
Fireman's Fund	$237,525.00
TransAmerica Corp.	$325,000.00

WHEREAS, Levinson Bros., Inc., recommends and the Authority concurs with their recommendations, that Fireman's Fund offer is the most advantageous to the Authority, cost and other factors considered; and

WHEREAS, funding for the insurance coverage described herein has been approved as part of the Authority's operating budget for fiscal year 1991-1992, and is also available from Section 8 fees for fiscal year 1991-1992;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to accept and endorse the vehicular fleet insurance policy offered by Fireman's Fund for Fiscal year 1991-1992 in an amount not to exceed $237,525.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

10/4/91
Date

Commissioner Williams moved to adopt Resolution No. 3704 and Commissioner Lillian seconded the motion.

Resolution No. 3704 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Commissioner Lillian inquired whether the Commmission could entertain a motion to amend the By-Laws to change the time for visitors to comment on resolutions coming before the Board. Ms. Chavis, General Counsel, advised the Commission that this matter should be brought up at a later meeting where the matter had been properly noticed.

Chester Brune
Sharon Johnson
Shelia Sparks
Antoinette Garner
Danielle Scott
Waymond Nichols
Dr. Eddie C. Welbon

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting of October 10, 1991 was adjourned at 5:01 p.m. The next regular meeting has been scheduled for October 24, 1991.

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

(a)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William C. Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJECT: RESOLUTION APPROVING DEVELOPMENT PROJECT GRANT TO CONSOLIDATE ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 AND AUTHORIZING ITS EXECUTION AND RECORDATION OF DECLARATION OF TRUST

The attached Resolution authorizes the Amendment of the Annual Contribution Contract No. SF-255 dated August 27, 1964. The purpose of this amendment is to provide Comprehensive Improvement Assistance Program (CIAP) grant in the amount of $23,769,500 for modernization of CAL 1-4, Valencia Gardens; CAL 1-15, Alemany; CAL 1-17A, Hunters Point A; CAL 1-18(5), Rosa Parks; CAL 1-18(6), Ping Yuen North; CAL 1-18(10), Woodside Gardens; CAL 1-19(2) 1750 McAllister; CAL 1-20, 3850-18th Street; CAL 1-21, Clementina Towers; CAL 1-23, 1880 Pine Street; CAL 1-27, 350 Ellis; CAL 1-28, 666 Ellis; CAL 1-29, 345 Arguello; CAL 1-30, Colleridge and Lundy Lane; CAL 1-31, 25 Sanchez Street; CAL 1-32; 1760 Bush; CAL 1-34, 363 Noe, CAL 1-35; 2698 California and Great Highway; CAL 1-36, 227 Bay; CAL 1-37, 491-31st Street; CAL 1-39, 939-951 Eddy; CAL 1-2, Potrero Terrace; CAL 1-8, Westside Courts; CAL 1-11, North Beach; CAL 1-18(2) Yerba Buena Plaza; CAL 1-18(4), Alice Griffith; CAL 1-3, Sunnydale; CAL 1-5, Bernal Dwellings; CAL 1-9, Westbrook Apartments; CAL 1-18(3), Hunters View; CAL 1-10, Potrero Annex; CAL 1-18(1), Kennedy Towers; CAL 1-18(13), Mission Dolores; and CAL 1-19(1), 990 Pacific.

Your passage of this resolution is hereby urged.

DG:CW/rmb

DOCUMENTS DEPT.

OCT 2 2 1991

SAN FRANCISCO
PUBLIC LIBRARY

2/5/88

RESOLUTION NO.____

RESOLUTION APPROVING MODERNIZATION PROJECT GRANT
TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255
AUTHORIZING ITS EXECUTION AND APPROVING EXECUTION
AND RECORDATION OF DECLARATION OF TRUST

The Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1964 [as amended], with the United States of America (herein called the "Government").

It is deemed advisable by the Local Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such Amendment and to execute a declaration of trust in connection therewith.

BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The President or Vice President is hereby authorized and directed to execute seven counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. Pursuant to the provisions of the Consolidated Annual Contributiions Contract, the Declaration of Trust pertaining to the project or projects assisted by the modernization grant is hereby approved and accepted and the Chairman or Vice Chairman is hereby authorized and directed to executed each counterpart of the Declaration of Trust, the Secretary is hereby authorized to attest and impress the official seal of the Local Authority on each counterpart, and thereafter the Declaration of Trust shall be recorded in the manner required by the laws of the State of California.

3. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

October 18, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (b)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND CURRENT CONTRACTS AND EXECUTE PURCHASE ORDERS FOR PAYMENTS UNDER SAID CONTRACTS WITH BAY AREA MECHANICAL & ELECTRICAL AND DEMAKAS PLUMBING & HEATING ($120,00.00), HARTFORD LIFE INSURANCE CO. ($20,000.00), IMPERIAL BANK ($35,000.00), WCI MAJOR APPLIANCE GROUP ($75,000.00) DURING FISCAL YEAR 1991-92

The attached resolution is submitted, for your review and approval, to authorize the extension of contracts in excess of $10,000.00 with selected vendors to provide services required by the Authority.

The Authority solicited and awarded contracts and purchase agreements with vendors to provide a variety of required services. These services are to be rebid in the near future. However, in order to prevent a disruption of said services it is imperative that the services continue until new contracts are awarded. It is estimated that new contracts and/or agreements will be in place for the following services after the dates stated herein:

Bay Area Mechanical & Engineering and Demakas Plumbing & Heating ($120,000.00) - Provision for heating system maintenance services and emergency plumbing support work through December 31, 1991.

Hartford Life Insurance Co. ($20,000.00) - Provision for the payment of employee life insurance premiums through March 31, 1992.

Imperial Bank ($35,000.00) - Provision for the payment of lockbox rental, courier service, collections, reports and other banking services through March 31, 1992.

WCI Major Appliance Group ($75,000.00) - Provision for the procurement of stoves and refrigerators through December 31, 1991.

It must be noted that funding for the services described above was approved as part of the Authority's operating budget for fiscal year 1991-92.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (b)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND CURRENT CONTRACTS AND EXECUTE PURCHASE ORDERS FOR PAYMENTS UNDER SAID CONTRACTS WITH BAY AREA MECHANICAL & ELECTRICAL AND DEMAKAS PLUMBING & HEATING ($120,000.00), HARTFORD LIFE INSURANCE CO. ($20,000.00), IMPERIAL BANK ($35,000), WCI MAJOR APPLIANCE GROUP ($75,000.00) DURING FISCAL YEAR 1991-92

WHEREAS, the Authority entered into contracts with the following vendors for services that require competitive bidding:

Bay Area Mechanical & Engineering - Provision for the preventive, routine and emergency repairs and maintenance to boiler equipment, and emergency plumbing repair services.

Demakas Plumbing & Heating - Provision for the preventive, routine and emergency repairs and maintenance to boiler equipment, and emergency plumbing repair services.

Hartford Life Insurance Co. - Provision for the payment of employee life insurance premiums.

Imperial Bank - Provision for the payment of banking services, including lockbox rental, courier service, collections, reports, etc.

WCI Major Appliance Group - Provision for the procurement of stoves and refrigerators.

WHEREAS, the agreements for the services described above allow for extensions thereof to continue providing services in an uninterrupted manner; and

WHEREAS, the Authority wishes to extend said services for the allowable period of time while new bids and proposals are solicited, received and awarded; and

WHEREAS, funding for the services described herein have been approved as part of the Authority's operating budget for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to extend contracts with Bay Area Mechanical and Engineering, and Demakas Plumbing & Heating, for heating system maintenance services and emergency plumbing repair services through December 31, 1991 in an estimated amount not to exceed $120,000.00, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. The Executive Director is authorized to extend the agreement with Hartford Life Insurance Co. for payment of employee life insurance premiums through March 31, 1992 in an estimated amount not to exceed $20,000.00, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

3. The Executive Director is authorized to extend the agreement with Imperial Bank for payment of banking services through March 31, 1992 in an estimated amount not to exceed $35,000.00, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

4. The Executive Director is authorized to extend the agreement with WCI Major Appliance Group for procurement of stoves and refrigerators through December 31, 1991 in an estimated amount not to exceed $75,000.00, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

5. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

October 18, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (c)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH MACKE LAUNDRY SERVICE FOR THE LEASE OF LAUNDRY FACILITIES AT THE PLAZA WEST (ROBERT B. PITTS PLAZA) HOUSING DEVELOPMENT

The attached resolution is submitted, for your review and approval, to authorize the Executive Director to negotiate and enter into an agreement with a selected vendor for the lease of laundry facilities on Authority premises.

The Authority and Robert B. Pitts Resident Council formed a committee to investigate, solicit proposals for, and make recommendations on the use of the laundry facilities at the Plaza West Housing Development. The committee solicited a number of laundry service providers to ascertain the most advantageous arrangement for the use of the laundry facilities at the aforementioned development. Two firms, Macke Laundry Service and Webb Laundry Company, responded with proposals for the lease of the facility in exchange for the sharing of revenues generated and collected.

The review committee evaluated the proposals offered and recommended that the Authority enter into a lease agreement with Macke Laundry Service for a period of sixty-six (66) months. This period allows for maximum revenue sharing on behalf of the Authority, including one hundred percent (100%) of revenues collected during the first six months of the lease. It also provides the needed laundry equipment and servicing thereof that is required by the resident population of the Plaza West development. After review of the committee's recommendation, the Authority concurs with the decision reached.

Based on the foregoing discussion, I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (c)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH MACKE LAUNDRY SERVICE FOR THE LEASE OF LAUNDRY FACILITIES AT THE PLAZA WEST (ROBERT B. PITTS PLAZA) HOUSING DEVELOPMENT

WHEREAS, a committee representing the Authority and Resident Council of the Plaza West (Robert B. Pitts Plaza) Housing Development solicited proposals from several laundry service providers to lease premises and provide laundry equipment at the housing development; and

WHEREAS, the committee received proposals from Macke Laundry Service and Web Laundry Company to provide the required equipment and services; and

WHEREAS, the committee reviewed the proposals submitted and determined that Macke Laundry Service offered the most advantageous terms for laundry revenue sharing, and has a proven record for equipment maintenance and upkeep at other Authority developments; and

WHEREAS, based on the foregoing discussion, the committee recommends, and the Authority concurs with said recommendation, that a contract be negotiated with Macke Laundry Service for the lease of laundry facilities at the Plaza West (Robert B. Pitts Plaza) Housing Development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and award a contract to Macke Laundry Service for the lease of laundry facilities at Plaza West (Robert B. Pitts Plaza) for a term not to exceed sixty-seven (67) months beginning with October 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

October 18, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY

(d)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR SERVICES PROVIDED UNDER CONTRACT WITH APPLIED PEST MANAGEMENT, EARL'S PEST CONTROL, ROSE EXTERMINATOR CO. AND THE PIED PIPER EXTERMINATORS, INC. ($80,000.00), BOISE CASCADE ($60,000.00), CALIFORNIA ENERGY INVESTMENT CORP. ($77,319.00), DELTA DENTAL PLAN ($117,600.00), MCGEE, LAFAYETTE, WILLIS & GREEN, ET AL. ($100,000.00), MILLAR ELEVATOR SERVICE CO. ($385,000.00), MILTON F. REITERMAN ($70,000.00), PERS ($912,000.00), AND RAPID SERVE ($15,000.00) DURING FISCAL YEAR 1991-92

The attached resolution is submitted, for your review and approval, to authorize the execution of purchase orders in excess of $10,000.00 with selected vendors to provide services required by the Authority.

The Authority solicited and awarded contracts and purchase agreements with vendors to provide a variety of required services. These contract and agreements are currently in effect and have been funded for the new fiscal year. They include the following services:

Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and The Pied Piper Exterminators, Inc. ($80,000.00) - Provision for the payment of pest control services throughout Authority developments per contractual agreement.

Boise Cascade ($60,000.00) - Provision for the procurement of office supplies through the City and County of San Francisco term purchase agreement.

California Energy Investment Corp. ($77,319.00) - Provision for the payment of solar energy at selected sites per contractual agreement.

Delta Dental Plan ($117,600.00) - Provision for the payment of employee dental benefits through L.F. Winsten & Associates as per contractual agreement.

McGee, Lafayette, Willis & Green, et al. ($100,000.00) - Provision for the payment of litigation fees for outside counsel per contractual agreement.

Millar Elevator Service Co. ($385,000.00) - Provision for the payment of elevator maintenance and repair services per contractual agreement.

Milton F. Reiterman ($70,000.00) - Provision for the payment of labor negotiation fees and consultation services per contractual agreement.

PERS ($912,000.00) - Provision for the payment of employee health and retirement benefits per contractual agreement.

Rapid Serve ($15,000.00) - Provision for the payment of process server services in eviction cases per contractual agreement.

It must be noted that funding for the services described above was approved as part of the Authority's operating budget for fiscal year 1991-92.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR SERVICES PROVIDED UNDER CONTRACT WITH APPLIED PEST MANAGEMENT, EARL'S PEST CONTROL, ROSE EXTERMINATOR CO. AND THE PIED PIPER EXTERMINATORS, INC. ($80,000.00), BOISE CASCADE ($60,000.00), CALIFORNIA ENERGY INVESTMENT CORP. ($77,319.00), DELTA DENTAL PLAN ($117,600.00), MCGEE, LAFAYETTE, WILLIS & GREEN, ET AL. ($100,000.00), MILLAR ELEVATOR SERVICE CO. ($385,000.00), MILTON F. REITERMAN ($70,000.00), PERS ($912,000.00), AND RAPID SERVE ($15,000.00) DURING FISCAL YEAR 1991-92

WHEREAS, the Authority entered into contracts with, or have adopted City and County of San Francisco term purchase agreements and/or state contracts for the following services:

Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and The Pied Piper Exterminators, Inc. - Provision for the payment of pest control services throughout Authority developments per contractual agreement.

Boise Cascade - Provision for the procurement of office supplies through the City and County of San Francisco term purchase agreement.

California Energy Investment Corp. - Provision for the payment of solar energy at selected sites per contractual agreement.

Delta Dental Plan - Provision for the payment of employee dental benefits through L.F. Winsten & Associates as per contractual agreement.

McGee, Lafayette, Willis & Green, et al. - Provision for the payment of litigation fees for outside counsel per contractual agreement.

Millar Elevator Service Co. - Provision for the payment of elevator maintenance and repair services per contractual agreement.

Milton F. Reiterman - Provision for the payment of labor negotiation fees and consultation services per contractual agreement.

PERS - Provision for the payment of employee health and retirement benefits per contractual agreement.

Rapid Serve - Provision for the payment of process server services in eviction cases per contractual agreement.

WHEREAS, the aforementioned services are required for the effective and efficient operation of the Authority; and

WHEREAS, funding for the services described herein was approved as part of the Authority's operating budget for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders for the payment of services provided under contract, as detailed above, in estimated amounts not to exceed the following, except through provisions of the procurement policy adopted by the Commission on June 13, 1991, or a formal budget revision process:

   Applied Pest Management, Earl's Pest Control, Rose Exterminator Co., The Pied Piper Exterminators, Inc. - $80,000.00

   Boise Cascade - $60,000.00

   Calfornia Energy Investment Corp. - $77,319.00

   Delta Dental Plan - $117,600.00

   McGee, Lafayette, Willis & Green, et al. - $100,000.00

   Millar Elevator Service Co. - $385,000.00

   Milton F. Reiterman - $70,000.00

   PERS - $912,000.00

   Rapid Serve - $15,000.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

October 18, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (e)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR PAYMENTS TO AT&T ($30,000.00), BANK OF AMERICA ($35,000.00), CITY AND COUNTY OF SAN FRANCISCO ($90,000.00), DEPARTMENT OF PUBLIC HEALTH ($15,000.00), GOLDEN GATE DISPOSAL AND SUNSET SCAVENGER ($1,244,700.00), PACIFIC BELL ($220,000.00), PACIFIC CONSERVATION SERVICE COMPANY ($95,000.00), PACIFIC GAS & ELECTRIC CO. ($5,431,488.00), RMRS SYSTEMS ($40,000.00), SAN FRANCISCO WATER DEPARTMENT ($3,190,738.00), SANITARY LAND FILL ($115,500.00), TEL-PLUS COMMUNICATIONS ($15,000.00), SHERIFF'S DEPARTMENT ($15,000.00), U.S. ELEVATOR CO. ($15,000.00) AND U.S. POSTAL SERVICE ($20,000.00) DURING FISCAL YEAR 1991-92

The attached resolution is submitted, for your review and approval, to authorize the execution of purchase orders in excess of $10,000.00 with selected vendors to provide services required by the Authority.

The Authority procures several services that are required and necessary to operate its facilities in a responsible manner. Most of these services are of a noncompetitive nature, i.e., either only a single source is available to provide the services required or competition has been determined to be inadequate due to cost and operating considerations. These noncompetitive services include the following:

AT&T ($30,000.00) - Provision for the lease of essential telephone equipment throughout Authority premises.

Bank of America ($35,000.00) - Provision for the payment of fees as fiscal agent and for the processing of the Authority's payroll.

City and County of San Francisco ($90,000.00) - Provision for supplying gasoline, motor oil and other engine fluids and lubricants to Authority vehicles.

Department of Public Health ($15,000.00) - Provision for the licensing and disposal of hazardous wastes within the City and County of San Francisco.

Golden Gate Disposal and Sunset Scavenger Co. ($1,244,700.00) - Provision for garbage disposal services for Authority properties.

Pacific Bell ($220,000.00) - Provision for telephone services for Authority properties and maintenance of the telephone equipment at 440 Turk Street and Centrex telephone lines throughout Authority developments.

Pacific Conservation Service Company ($95,000.00) - Provision for loan repayments for energy conservation improvements (zip loan).

Pacific Gas & Electric Co. ($5,431,488.00) - Provision for electric and gas services for Authority properties.

RMRS Systems ($40,000.00) - Provision for advance payment of metered postage.

San Francisco Water Department ($3,190,738.00) - Provision for water and sewer services for Authority properties.

Sanitary Land Fill ($115,500.00) - Provision for dumping costs at garbage disposal site.

Sheriff's Department ($15,000.00) - Provision for the eviction of tenants from Authority properties.

Tel-Plus Communications ($15,000.00) - Maintenance agreement for labor, parts, materials and equipment for routine, as well as, emergency repairs of the telephone equipment at 1815 Egbert.

U.S. Elevator Co. ($15,000.00) - Labor, parts, materials and equipment for the routine and preventive maintenance of the elevators at 430 and 440 Turk Street.

United States Postal Service ($20,000.00) - Provision for bulk mailing of statements and notices.

It must be noted that funding for the services as described above have been approved as part of the Authority's operating budget for fiscal year 1991-92.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (e)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR PAYMENTS TO AT&T ($30,000.00) BANK OF AMERICA ($35,000.00), CITY AND COUNTY OF SAN FRANCISCO ($90,000.00), DEPARTMENT OF PUBLIC HEALTH ($15,000.00), GOLDEN GATE DISPOSAL AND SUNSET SCAVENGER ($1,244,700.00), PACIFIC BELL ($220,000.00), PACIFIC CONSERVATION SERVICE COMPANY ($95,000.00) PACIFIC GAS & ELECTRIC CO. ($5,431,488.00), RMRS SYSTEMS ($40,000.00), SAN FRANCISCO WATER DEPARTMENT ($3,190,738.00), SANITARY LAND FILL ($115,500.00) TEL-PLUS COMMUNICATIONS ($15,000.00), SHERIFF'S DEPARTMENT ($15,000.00), U.S. ELEVATOR CO. ($15,000.00) AND U.S. POSTAL SERVICE ($20,000.00) DURING FISCAL YEAR 1991-92

WHEREAS, in order for the Authority to operate its facilities and carry out its administrative responsibilities, the services of the following vendors are required:

AT&T - Provision for the lease of essential telephone equipment throughout Authority developments.

Bank of America - Provision for payment of fees as fiscal agent for the Authority, and for the processing of the Authority's payroll.

City and County of San Francisco - Provision for supplying gasoline, motor oil and other engine fluids and lubricants to Authority vehicles.

Department of Public Health - Provision for the licensing and disposal of hazardous wastes within the City and County of San Francisco.

Golden Gate Disposal and Sunset Scavenger Co. - Provision for garbage disposal services for Authority properties.

Pacific Bell - Provision for telephone services for Authority properties and maintenance of the telephone equipment at 440 Turk Street and Centrex telephone lines throughout Authority developments.

Pacific Conservation Service Company - Provisio for loan repayments for energy conservation improvements (zip loan).

Pacific Gas & Electric Co. - Provision for electric and gas services for Authority properties.

RMRS Systems - Provision for advance payment of metered postage.

San Francisco Water Department - Provision for water and sewer services for Authority properties.

Sanitary Land Fill - Provision for dumping costs at garbage disposal site.

Sheriff's Department - Provision for the eviction of tenants from Authority properties.

Tel-Plus Communications - Maintenance agreement for labor, parts, materials and equipment for routine, as well as, emergency repairs of the telephone equipment at 1815 Egbert.

U.S. Elevator Co. - Labor, parts, materials and equipment for the routine and preventive maintenance of the elevators at 430 and 440 Turk Street.

United States Postal Service - Provision for bulk mailing of statements and notices.

WHEREAS, the vendors identified herein qualify as noncompetitive service providers in accordance with procurement regulations under 24 CFR, part 85.36; and

WHEREAS, funding for the services detailed above was approved by the Commission as part of the Authority's operating budget for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders for the services detailed above in estimated amounts not to exceed the following, except through provisions of the procurement policy adopted by the Commission on June 13, 1991, or a formal budget revision process.

   AT&T - $30,000.00

   Bank of America - $35,000.00

   City and County of San Francisco - $90,000.00

   Department of Public Health - $15,000.00

   Golden Gate Disposal and Sunset Scavenger Co. - $1,244,700.00

   Pacific Bell - $220,000.00

   Pacific Conservation Service Company - $95,000.00

   Pacific Gas & Electric Co. - $5,431,488.00

RMRS Systems - $40,000.00

San Francisco Water Department - $3,190,738.00

Sanitary Land Fill - $115,500.00

Sheriff's Department - $15,000.00

Tel-Plus Communications, Inc. - $15,000.00

U.S. Elevator Co. - $15,000.00

United States Postal Service - $20,000.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

October 18, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY

(f)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

MEMORANDUM

DATE: October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Lewis Lillian President
Reverend James E. Goode, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William C. Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJECT: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PAY OUTSTANDING LEGAL FEES TO OUTSIDE COUNSEL IN AN AMOUNT NOT TO EXCEED $125,000.00 FOR THE FISCAL YEAR 1990-91 PERIOD

When we budget litigation fees each year they are based on our best estimate of the anticipated cost to handle known and unknown legal matters that require expertise and/or resources beyond our in house capacity to handle. Last fiscal year there were several unanticipated contingencies that caused these legal expenses to far exceed our budgeted estimate. Legal counsel has provided a more detailed summary of these fees in the Legal Counsel's report. Money is still owed to two firms who provided us service last year. We owe these firms an aggregate amount of approximately $125,000.00. I will pay the fees according to the invoiced amounts. The resolution authorizes me to pay the outstanding bills.

I urge your adoption of this resolution.

DG:GLC:gb

RESOLUTION NO. _____ (f)
DATE ADOPTED_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PAY OUTSTANDING LEGAL FEES TO OUTSIDE COUNSEL IN AN AMOUNT NOT TO EXCEED $125,000.00 FOR THE FISCAL YEAR 1990-91 PERIOD

* *

WHEREAS, the Housing Authority has employed the services of several outside law firms to handle litigation;

WHEREAS, the Commission authorized the Executive Director to pay legal fees to outside counsel per Resolution No. 3579, dated December 14, 1990;

WHEREAS, due to unanticipated and unbudgeted legal expenses as a result of unusual litigation activity and a number of cases that were scheduled for trial during the fiscal year, funds allocated for this period have been expended;

WHEREAS, an outstanding balance of up to but no more than $125,000.00 is payable to outside law firms to cover legal fees incurred during fiscal year 90-91;

WHEREAS, said legal fees were billed at the hourly rates approved by the Associate General Counsel or his designee for HUD in accordance with HUD Litigation Handbook 1530.1-Rev.4 requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to pay the outstanding legal fees to outside law firms in the amount of up to $125,000.00.

2. This resolution is effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis

GERALDINE L. CHAVIS
Legal Counsel

DATE: 10-21-91

F
65
1
24/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 21 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, October 24, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

DOCUMENTS DEPT.

OCT 2 2 1991

SAN FRANCISCO
PUBLIC LIBRARY

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
H65
#1
10/24/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 24, 1991 4:00 P.M. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, October 24, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

DOCUMENTS DEPT.
OCT 2 2 1991
SAN FRANCISCO
PUBLIC LIBRARY

8. TENANT REPRESENTATIVE:

9. UNFINISHED AGENDA:

10. NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14//89 as part of Resolution No. 3382 and revised 9/13/91 as part of Resolution No. 3513.

(a) Resolution - Approving Modernization Project Grant to Consolidated Annual Contributions Contract No. SF-255 Authorizing Its Execution and Approving Execution and Recordation of Declaration of Trust

(b) Resolution - Authorizing the Executive Director to Extend Current Contracts and Execute Purchase Orders for Payments Under said Contracts with Bay Area Mechanical and Electrical and Demakas Plumbing and Heating ($120,000), Hartford Life Insurance Co. ($20,000), Imperial Bank ($35,000), WCI Major Appliance Group ($75,000) During Fiscal Year 1991-1992

(c) Resolution - Authorizing the Executive Director to Negotiate and Enter Into a Contract with Macke Laundry Service for the Lease of Laundry Facilities at the Plaza West (Robert B. Pitts Plaza) Housing Development

(d) Resolution - Authorizing the Executive Director to Execute Purchase Orders for Services Provided Under Contract with Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and the Pied Piper Exterminators, Inc. ($80,000), Boise Cascade ($60,000), California Energy Investment Corp. ($77,319), Delta Dental Plan ($117,600), McGee, Lafayette, Willis and Green, Et Al. ($100,000), Millar Elevator Service Co. ($385,000), Milton F. Reiterman ($70,000), PERS ($912,000), and Rapid Serve ($15,000) During Fiscal year 1991-1992

(e) Resolution - Authorizing the Executive Director to Execute Purchase Orders for Payments to AT&T ($30,000) Bank of America ($35,000), City and County of San Francisco ($90,000), Department of Public Health ($15,000), Golden Gate Disposal and Sunset Scavenger ($1,244,700), Pacific Bell ($220,000), Pacific Conservation Service Company ($95,000), Pacific Gas and Electric Co. ($5,431,488), RMRS Systems ($40,000), San Francisco Water Department ($3,190,738), Sanitary Land Fill ($115,500) Tel-Plus Communications ($15,000), Sheriff's Department ($15,000), U.S. Elector Co. ($15,000) and U.S. Postal Service ($20,000) During Fiscal Year 1991-1992

(f) Resolution - Authorizing the Executive Director to Pay Outstanding Legal Fees to Outside Counsel in an Amount Not to Exceed $125,000 for the Fiscal Year 1990-1991 Period

11. VISITORS:

12. ADJOURNMENT:

for DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

October 24, 1991

The minutes for this meeting are missing

440 Turk Street

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.

NOV 1 3 1991

SAN FRANCISCO
PUBLIC LIBRARY

November 4, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, November 14, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
H65
#1
11/14/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, NOVEMBER 14, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, November 14, 1991

440 Turk Street
San Francisco, CA 94102

1. ROLL CALL:

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

DOCUMENTS DEPT.
NOV 1 3 1991
SAN FRANCISCO
PUBLIC LIBRARY

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE:

9. UNFINISHED AGENDA:

(d) Resolution - Authorizing the Executive Director to Execute Purchase Orders for Services Provided Under Contract with Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and the Pied Piper Exterminators, Inc. ($80,000), Boise Cascade ($60,000), California Energy Investment Corp ($77,319), McGee, Lafayette, Willis & Green, Et Al. ($100,000), Milton F. Reiterman ($70,000), and Rapid Serve ($15,000) During Fiscal Year 1991-1992

10. NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/91 as part of Resolution No. 3513.

(a) Resolution - Authorizing the Executive Director to Enter Into a Contract Amendment with Mazzetti and Associates to Provide Electrical Engineering Services for Construction Documents and Construction Administration for the Installation of Emergency Generators at Fourteen Authority Developments for the Amount of $120,000.00

(b) Resolution - Authorizing the Executive Director to Enter into a Contract with Western Roofing Service for the Replacement of the Roof at Sunnydale's Maintenance Shop at the Sunnydale Housing Development in the Amount of $11,440.00

(c) Resolution - Authorizing the Executive Director to Enter Into a Contract Amendment with T. Y. Lin International to Provide Structural Engineering Services for Construction Documents and Construction Phase Assistance for the Repair and Upgrading of Earthquake Damaged Buildings at Project CAL 1-21, 320 and 330 Clementina Towers, CAL 1-39, 939 Eddy Street and the Housing Authority's Office Building at 1815 Egbert Avenue, All for the Amount of $97,349.90

(d) Resolution - Authorizing the Executive Director to Enter into a Contract with Western Roofing Service for the Roofing and Waterproofing Work at the 75 and 77 Coleridge, 101 and 103 Lundy's Lane, 939 and 951 Eddy Street Developments for the Amount of $254,598.00

(e) Resolution - Authorizing the Executive Director to Enter Into a Contract with Western Roofing Service for the Roofing and Waterproofing Work at the Valencia Gardens and Hunters Point East Developments for the Amount of $972,418.00

(f) Resolution - Ratifying the Executive Director's Execution of an Emergency Contract with Synergy Environmental Inc., for Asbestos Removal and Cleanup of 90 Kiska Road

(g) Resolution - Authorizing the Executive Director to Enter Into a Contract with Western Roofing Service for the Roofing and Waterproofing Work at Holly Courts, North Beach, Ping Yuen Developments for the Amount of $1,052,431

(h) Resolution - Authorizing the Executive Director to Enter Into a Contract with Marquis Associates for the Design of the Comprehensive Modernization of Sunnydale Housing Development Phase I in the Amount of $775,000

(i) Resolution - Authorizing the Executive Director to Negotiate and Enter Into a Contract with Oz Movers for Moving and Storage of Furnishings from Evicted or Abandoned Units in an Amount Not to Exceed $40,000.00 During the Fiscal Year 1991-1992

(j) Resolution - Authorizing the Executive Director to Execute a Purchase Order for the Procurement of Floor Tile from Kentile Floor, Inc., in an Amount Not to Exceed $50,000.00

(k) Resolution - Authorizing Payment of Insurance Premium for Housing Authority's Property/Fire Insurance Coverage for the 1991-1992 Policy Year in the Amount Not to Exceed $360,000.00

(l) Resolution - Authorizing the Executive Director to Enter Into a Contractual Agreement with the San Francisco Recreation and Park Department to Provide Recreational Services for the Adolescent Residents of the Sunnydale Development for an Amount Not to Exceed $14,000.00

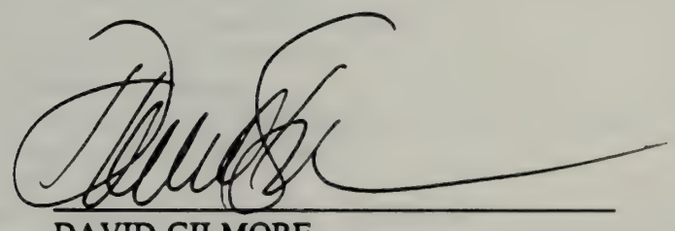
(m) Resolution - Authorizing the Submission of Applications for Section 8 Rental Certificate and Rental Voucher Funding in Connection with the Family Self-Sufficiency Program and for Authority to Execute the Annual Contributions Contract if such Application is Approved

(n) Resolution - Authorizing Payment of Membership Dues to the Council of Large Public Housing Authorities (CLPHA) for Fiscal year 1992 In the Amount of $13,350.00

(o) Resolution - Authorizing Affirmative Action Policies and Guidelines for the San Francisco Housing Authority to be Utilized in Bid Proposals and Contracts Awards and Directing the Executive Director to Implement Affirmative Action Policies and Guidelines

11. VISITORS:

12. ADJOURNMENT:



DAVID GILMORE
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

(n)
UNFINISHED
AGENDA

November 7, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR SERVICES PROVIDED UNDER CONTRACT WITH APPLIED PEST MANAGEMENT, EARL'S PEST CONTROL, ROSE EXTERMINATOR CO. AND THE PIED PIPER EXTERMINATORS, INC. ($80,000.00), BOISE CASCADE ($60,000.00), CALIFORNIA ENERGY INVESTMENT CORP. ($77,319.00), MCGEE, LAFAYETTE, WILLIS & GREEN, ET AL. ($100,000.00), MILTON F. REITERMAN ($70,000.00), AND RAPID SERVE ($15,000.00) DURING FISCAL YEAR 1991-92

The attached resolution is submitted, for your review and approval, to authorize the execution of purchase orders in excess of $10,000.00 with selected vendors to provide services required by the Authority.

The Authority solicited and awarded contracts and purchase agreements with vendors to provide a variety of required services. These contract and agreements are currently in effect and have been funded for the new fiscal year. They include the following services:

DOCUMENTS DEPT.

NOV 13 1991

SAN FRANCISCO
PUBLIC LIBRARY

Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and The Pied Piper Exterminators, Inc. ($80,000.00) - Provision for the payment of pest control services throughout Authority developments per contractual agreement.

Boise Cascade ($60,000.00) - Provision for the procurement of office supplies through the City and County of San Francisco term purchase agreement.

California Energy Investment Corp. ($77,319.00) - Provision for the payment of solar energy at selected sites per contractual agreement.

McGee, Lafayette, Willis & Green, et al. ($100,000.00) - Provision for the payment of litigation fees for outside counsel per contractual agreement.

Milton F. Reiterman ($70,000.00) - Provision for the payment of labor negotiation fees and consultation services per contractual agreement.

Rapid Serve ($15,000.00) - Provision for the payment of process server services in eviction cases per contractual agreement.

It must be noted that funding for the services described above was approved as part of the Authority's operating budget for fiscal year 1991-92.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR SERVICES PROVIDED UNDER CONTRACT WITH APPLIED PEST MANAGEMENT, EARL'S PEST CONTROL, ROSE EXTERMINATOR CO. AND THE PIED PIPER EXTERMINATORS, INC. ($80,000.00), BOISE CASCADE ($60,000.00), CALIFORNIA ENERGY INVESTMENT CORP. ($77,319.00), MCGEE, LAFAYETTE, WILLIS & GREEN, ET AL. ($100,000.00), MILTON F. REITERMAN ($70,000.00), AND RAPID SERVE ($15,000.00) DURING FISCAL YEAR 1991-92

WHEREAS, the Authority entered into contracts with, or have adopted City and County of San Francisco term purchase agreements and/or state contracts for the following services:

Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and The Pied Piper Exterminators, Inc. - Provision for the payment of pest control services throughout Authority developments per contractual agreement.

Boise Cascade - Provision for the procurement of office supplies through the City and County of San Francisco term purchase agreement.

California Energy Investment Corp. - Provision for the payment of solar energy at selected sites per contractual agreement.

McGee, Lafayette, Willis & Green, et al. - Provision for the payment of litigation fees for outside counsel per contractual agreement.

Milton F. Reiterman - Provision for the payment of labor negotiation fees and consultation services per contractual agreement.

Rapid Serve - Provision for the payment of process server services in eviction cases per contractual agreement.

WHEREAS, the aforementioned services are required for the effective and efficient operation of the Authority; and

WHEREAS, funding for the services described herein was approved as part of the Authority's operating budget for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders for the payment of services provided under contract, as detailed above, in estimated amounts not to exceed the following, except through provisions of the procurement policy adopted by the Commission on June 13, 1991, or a formal budget revision process:

   Applied Pest Management, Earl's Pest Control, Rose Exterminator Co., The Pied Piper Exterminators, Inc. - $80,000.00

   Boise Cascade - $60,000.00

   Calfornia Energy Investment Corp. - $77,319.00

   McGee, Lafayette, Willis & Green, et al. - $100,000.00

   Milton F. Reiterman - $70,000.00

   Rapid Serve - $15,000.00

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

November 8, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (a)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH MAZZETTI AND ASSOCIATES TO PROVIDE ELECTRICAL ENGINEERING SERVICES FOR CONSTRUCTION DOCUMENTS AND CONSTRUCTION ADMINISTRATION FOR THE INSTALLATION OF EMERGENCY GENERATORS AT FOURTEEN AUTHORITY DEVELOPMENTS FOR THE AMOUNT OF $120,000.00.

The Department of Housing and Urban Development has funded the Authority to pursue the installation of emergency generators at twenty-three Authority highrise developments so that elevators and public area lighting can operate during extended power outages as occurred after the 1989 earthquake.

Mazzetti and Associates was selected by the Commission to investigate and provide schematic design for this work. The Commission also approved a Contract Amendment authorizing Mazzetti and Associates to prepare Construction Documents and provide Construction Administration for the installation of emergency generators at nine of the twenty-three developments. With HUD's allocation of 1991 funding, this firm can now prepare the Construction Documents and provide Construction Administration for the installation of emergency generators at the remaining fourteen developments.

Mazzetti and Associates has proposed a reasonable fee for this final phase of the effort, and funding is now available in the Authority's CA-1-919 CIAP Budget.

Because this work is very important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

DG:RSA:MJC/mjc

RESOLUTION NO:_____ (a)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH MAZZETTI AND ASSOCIATES TO PROVIDE ELECTRICAL ENGINEERING SERVICES FOR CONSTRUCTION DOCUMENTS AND CONSTRUCTION ADMINISTRATION FOR THE INSTALLATION OF EMERGENCY GENERATORS AT FOURTEEN AUTHORITY DEVELOPMENTS FOR THE AMOUNT OF $120,000.00.

WHEREAS, the 1989 earthquake and following power outages resulted in elevators and public area and stair lighting from operating in Authority highrise developments; and

WHEREAS, the Department of Housing and Urban Development has provide funding in the CIAP CA-1-918 and CA-1-919 Budgets to address these deficiencies in twenty-three Authority developments; and

WHEREAS, an electrical engineering consultant will be required to assist in this effort; and

WHEREAS, the Authority has selected Mazzetti and Associates to investigate and provide schematic design services for this work; and

WHEREAS, the Authority has authorized Mazzetti and Associates to prepare Construction Documents and provide Construction Administration for the installation of emergency generators at nine of the twenty-three developments; and

WHEREAS, Mazzetti and Associates is now required to complete Construction Documents and provide Construction Administration for the installation of emergency generators at the remaining fourteen Authority developments; and

WHEREAS, this Consultant has proposed a fee of $120,000.00 to provide these services; and

WHEREAS, the fee is within the funding available in the CA-1-919, Comprehensive Improvement Assistance Program Budget and is reasonable for the work involved; and

WHEREAS, the Department of Housing and Urban Development approval of this Contract Amendment is required.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract amendment for said work to Mazzetti and Associates in the Amount of $120,000.00.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

11/8/91
Date

DG:RA:MJC/mjc

SAN FRANCISCO HOUSING AUTHORITY (b)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE REPLACEMENT OF THE ROOF AT SUNNYDALE'S MAINTENANCE SHOP AT THE SUNNYDALE HOUSING DEVELOPMENT IN THE AMOUNT OF $11,440.00

On October 18, 1991, the Authority solicited five (5) contractors to submit bids to replace the roof at the Sunnydale Maintenance Shop. On October 29, 1991, one (1) bid was received as follows:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$11,440.00

The bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the 1990 CIAP funding available for this effort.

Even though only one bid was received, as the bid price is under $25,000, HUD approval to formally execute a contract is not required.

As this work is important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

DG:RA:AS/ml

RESOLUTION NO._____ (b)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE REPLACEMENT OF THE ROOF AT SUNNYDALE'S MAINTENANCE SHOP AT THE SUNNYDALE HOUSING DEVELOPMENT IN THE AMOUNT OF $11,440.00

WHEREAS, on October 18, 1991, the Authority solicited bids to replace the roof at the Sunnydale Maintenance Shop at the Sunnydale housing developments; and

WHEREAS, on October 18, 1991, One (1) bid was received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$11,440.00

WHEREAS, the Authority has evaluated the bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, CIAP budget; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service, in the amount of $11,440.00.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

11/8/91
Date

SAN FRANCISCO HOUSING AUTHORITY (c)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH T.Y.LIN INTERNATIONAL TO PROVIDE STRUCTURAL ENGINEERING SERVICES FOR CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE ASSISTANCE FOR THE REPAIR AND UPGRADING OF EARTHQUAKE DAMAGED BUILDINGS AT PROJECT CAL 1-21, 320 & 330 CLEMENTINA TOWERS, CAL 1-39, 939 EDDY STREET AND THE HOUSING AUTHORITY'S OFFICE BUILDING AT 1815 EGBERT AVENUE,ALL FOR THE AMOUNT OF $97,349.90.

Both the Federal Emergency Management Assistance (FEMA) and the Department of Housing and Urban Development (HUD) have funded the Authority to pursue the correction of earthquake damaged buildings at Project CAL 1-21, 320 and 330 Clementina Towers, CAL 1-39, 939 Eddy Street and Housing Authority's Office Building at 1815 Egbert Avenue as a result of the 1989 earthquake.

T. Y. Lin International was selected by the Commission to investigate and recommend the correction of structural problems for these projects. This phase has now been satisfactorily completed. They are now required to prepare bidding and construction documents for implementation of the work and to provide technical assistance during construction.

This firm has proposed a reasonable fee for this final phase of effort, and funding is available in both FEMA and the Authority's CA 1-918 CIAP budget.

Because this work is very important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

DG:RSA:mi

RESOLUTION NO:_____ (c)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH T. Y. LIN INTERNATIONAL TO PROVIDE STRUCTURAL ENGINEERING SERVICES FOR CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE ASSISTANCE FOR THE REPAIR AND UPGRADING OF EARTHQUAKE DAMAGED BUILDINGS AT PROJECT CAL 1-21, 320 & 330 CLEMENTINA TOWERS, CAL 1-39, 939 EDDY STREET AND THE HOUSING AUTHORITY'S OFFICE BUILDING AT 1815 EGBERT AVENUE FOR THE AMOUNT OF $97,349.90.

WHEREAS, earthquake damaged buildings at Project CAL 1-21, 320 & 330 Clementina Towers, CAL 1-39, 939 Eddy Street and Housing Authority's Office Building at 1815 Egbert Avenue will require extensive repair and upgrading work; and

WHEREAS, both FEMA and the Department of Housing and Urban Development have provided funding to address these problems; and

WHEREAS, a structural engineering consultant will be required to assist in this effort; and

WHEREAS, the Authority has selected T. Y. Lin International to provide structural engineering services for this work and as the investigative and schematic design phases have now been satisfactorily completed; and

WHEREAS, T. Y. Lin International is now required to complete construction documents and to provide technical support during the construction phase; and

WHEREAS, T. Y. Lin International has proposed a fee of $97,349.90 to provide these services; and

WHEREAS, the fee is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program Budget and FEMA allocations and is reasonable for the work involved; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development approval of this Contract Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract amendment for said work to T. Y. Lin International in the amount of $97,349.90.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

11/14/91
Date

DG:RA:mi

SAN FRANCISCO HOUSING AUTHORITY (d)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT THE 75 AND 77 COLERIDGE, 101 AND 103 LUNDY'S LANE, 939 AND 951 EDDY STREET DEVELOPMENTS FOR THE AMOUNT OF $254,598.

On September 5, 1991, the Authority advertised for bids for roofing and waterproofing work at the CAL 1-30B, 75 and 77 Coleridge, CAL 1-30C, 101 and 103 Lundy's Lane, CAL 1-39A, 939 Eddy Street and CAL 1-39B, 951 Eddy Street housing developments. On October 3, 1991, two (2) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$254,598.00
2.	D & K Painting Co.	$264,825.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort. This company has executed and submitted the City and County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this work is important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

DG:RA:VV/ml

RESOLUTION NO._____ (d)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT 75 AND 77 COLERIDGE, 101 AND 103 LUNDY'S LANE, 939 AND 951 EDDY STREET DEVELOPMENTS FOR THE AMOUNT OF $254,598.

WHEREAS, on September 5, 1991, the Authority advertised for bids for the roofing and waterproofing work at the CAL 1-30B, 75 and 77 Coleridge, CAL 1-30C, 101 and 103 Lundy's Lane, CAL 1-39A, 939 Eddy Street and CAL 1-39B, 951 Eddy Street housing developments; and

WHEREAS, on October 3, 1991, two (2) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$254,598.00
2.	D & K Painting Co.	$264,598.00

WHEREAS, the Authority has evaluated the bids and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

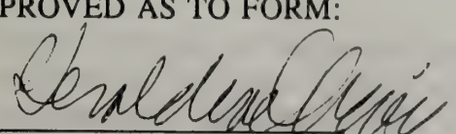
WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service in the amount of $254,598.00.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:



Geraldine L. Chavis
Legal Counsel

11/8/91
Date

SAN FRANCISCO HOUSING AUTHORITY (e)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT THE VALENCIA GARDENS AND HUNTERS POINT A EAST DEVELOPMENTS FOR THE AMOUNT OF $972,418.

On September 5, 1991, the Authority advertised for bids for roofing and waterproofing work at the CAL 1-4, Valencia Gardens and CAL 1-17A, Hunters Point A East housing developments. On October 3, 1991, three (3) bids were received as follows:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$ 972,418.00
2.	Alliance Roofing Company	$1,096,700.00
3.	Services Alliance Systems	$1,900,000.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort. This company has executed and submitted the City and County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As the amount of this contract requires HUD's formal concurrence, a request for HUD approval has been submitted.

As this work is important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

DG:RA:VV/ml

RESOLUTION NO._____
DATE ADOPTED:_____

(e)

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT THE VALENCIA GARDENS AND HUNTERS POINT A EAST DEVELOPMENTS FOR THE AMOUNT OF $972,418.

WHEREAS, on September 5, 1991, the Authority advertised for bids for the roofing and waterproofing work at the CAL 1-4, Valencia Gardens and CAL 1-17A, Hunters Point A East housing developments; and

WHEREAS, on October 3, 1991, three (3) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$ 972,418.00
2.	Alliance Roofing Company	$1,096,700.00
3.	Services Alliance Systems	$1,900,000.00

WHEREAS, the Authority has evaluated the bids and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program Budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service in the amount of $972,418.00.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel
11/8/91
Date

SAN FRANCISCO HOUSING AUTHORITY (f)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF AN EMERGENCY CONTRACT WITH SYNERGY ENVIRONMENTAL INC., FOR ASBESTOS REMOVAL AND CLEANUP OF 90 KISKA ROAD

In the process of replacing floor tile in the offices at 90 Kiska Road, asbestos containing tile and mastic was discovered. The Authority's independent asbestos consultant recommended that this tile be properly handled which included the services of an abatement contractor. He also noted that the building should not be occupied while this work is being done.

A price of $11,700 was negotiated with Synergy Environmental Inc., to address this situation. This company is presently under contract with this Authority to perform such work. This cost is reasonable for the work involved and funding is available in the CA-1-917 asbestos abatement budget.

As 90 Kiska Road must be available for management purposes to serve our residents, I have authorized this firm to proceed. This work is now fully complete, the new flooring is installed and the office is once again operational.

The attached resolution ratifies this action, I therefore recommend adoption of this resolution at the November 14, 1991 Commission Meeting.

RESOLUTION NO._____ (f)
DATE ADOPTED:_____

RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF AN EMERGENCY CONTRACT WITH SYNERGY ENVIRONMENTAL INC., FOR ASBESTOS REMOVAL AND CLEANUP OF 90 KISKA ROAD

WHEREAS, in the process of replacing floor tile in the office spaces at 90 Kiska Road asbestos tile was discovered; and

WHEREAS, the removal of such tile cannot be accomplished while the space is occupied; and

WHEREAS, the Authority's independent Asbestos Consultant advised that these spaces be vacated until they could be properly cleaned of any asbestos fibers; and

WHEREAS, the 90 Kiska Road Office must be available to provide management services to Authority residents; and

WHEREAS, the Authority is under contract with Synergy Environmental Inc., to provide emergency asbestos abatement work as needed at Housing Authority developments; and

WHEREAS, the Authority negotiated a proposal with Synergy for $11,700 to perform the cleaning of 90 Kiska Road; and

WHEREAS, this cost is reasonable for the work involved and funding is available in the CA-1-917, CIAP budget; and

WHEREAS, this work was urgently required, the Executive Director has executed an agreement with Synergy Environmental Inc., and the work has been completed.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's execution of the contract in the amount of $11,700., with Synergy Environmental Inc., is hereby ratified.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

11/8/91
Date

DG:RA/ml

SAN FRANCISCO HOUSING AUTHORITY

(g)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT HOLLY COURTS, NORTH BEACH, PING YUEN DEVELOPMENTS FOR THE AMOUNT OF $1,052,431.

On September 5, 1991, the Authority advertised for bids for roofing and waterproofing work at the CAL 1-1, Holly Courts, CAL 1-11, North Beach, and CAL 1-15, Ping Yuen housing developments. On October 3, 1991, one (1) bid was received as follows:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$1,052,431.00

The low bid proposal submitted has been reviewed by staff and found to be in order, and the bid price is within the funding available for this effort. This company has executed and submitted the City and County of San Francisco's South Africa Divestment Ordinance certification in compliance with this Authority's policy.

As this contract requires HUD's formal concurrrence, a request for HUD approval has been submitted.

As this work is important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

RESOLUTION NO._____ (g)
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT THE HOLLY COURTS, NORTH BEACH AND PING YUEN DEVELOPMENTS FOR THE AMOUNT OF $1,052,431.

WHEREAS, on September 5, 1991, the Authority advertised for bids for the roofing and waterproofing work at the CAL 1-1, Holly Courts, CAL 1-11, North Beach, and CAL 1-15, Ping Yuen housing developments; and

WHEREAS, on October 3, 1991, one (1) bid was received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$1,052,431.

WHEREAS, the Authority has evaluated the bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program.

WHEREAS, the Authority has requested the Department of Housing and Urban development to approve the execution of this contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service in the amount of $1,052,431.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

11/8/91
Date

DG:RA:VV/ml

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 14, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MARQUIS ASSOCIATES FOR THE DESIGN OF THE COMPREHENSIVE MODERNIZATION OF SUNNYDALE HOUSING DEVELOPMENT PHASE I IN THE AMOUNT OF $775,000.00

Last year, the Authority solicited proposals from qualified architectural firms to plan and design the Comprehensive Modernization of Sunnydale. With the assistance of the Sunnydale residents the firms of Marquis Associates and Fleming Corporation were selected. Contracts were executed with both firms to develop a masterplan for this effort. This masterplan has now been successfully completed and approved by the Sunnydale Resident Association.

With approval of funding in the 1991 CIAP budget to rehabilitate the first section of the Sunnydale development, the next phase of architectural services is required to complete designs and construction documents and provide construction administrative support. The two firms noted above have proposed to join together for this effort. Fleming Corporation will act as a subconsultant to Marquis Associates for this phase of the work. A contract is therefore now required.

The fee proposal submitted by Marquis Associates has been reviewed by staff and found to be in order, and the fee is within the CIAP funding available for this effort.

RESOLUTION NO._____
DATE ADOPTED:_____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MARQUIS ASSOCIATES FOR THE DESIGN OF PHASE I OF THE COMPREHENSIVE MODERNIZATION AT SUNNYDALE HOUSING DEVELOPMENT IN THE AMOUNT OF $775,000.00

WHEREAS, this Authority advertised for proposals for architectural and planning services for the Comprehensive Modernization of Sunnydale, and Marquis Associates and Fleming Corporation were selected through a competitive procurement process; and

WHEREAS, the first phase of this effort, development of a rehabilitation masterplan, has now been successfully completed; and

WHEREAS, architectural services are now required to pursue the first construction phase of the comprehensive rehabilitation of Sunnydale; and

WHEREAS, Fleming Corporation has proposed to participate in this phase as a subconsultant to Marquis Associates; and

WHEREAS, Marquis Associates has proposed to complete this effort for a fee of $775,000.00; and

WHEREAS, the Authority has evaluated the proposal and determined Marquis Associates to be a responsible architectural firm having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by Marquis Associates have been reviewed and found to be in order; and

WHEREAS, the proposal is within the funding available in the CA-1-917 and CA-1-919, CIAP budgets; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the award of the design contract under the above conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Marquis Associates, in the amount of $775,000.00.

As the fee valve is over the HUD established threshold, HUD approval to formally execute a contract is required. HUD's approval has been requested and is expected shortly.

As this work is important, I recommend that the attached resolution be adopted at the November 14, 1991 Commission Meeting.

DG:RA:AS/ml

2. This resolution becomes effective upon the approval of this contract award by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

11/8/91
Date

DG:RA:AS/ml

SAN FRANCISCO HOUSING AUTHORITY

(o)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 6, 1991

TO: San Francisco Housing Authority Commissioners

Reverend James e. Goode, Vice President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William C. Drypolcher, Commissioner
Carlene Williams, Commissioner

From: David Gilmore, Executive Director/Secretary

SUBJECT: RESOLUTION AUTHORIZING AFFIRMATIVE ACTION POLICIES AND GUIDELINES FOR THE SAN FRANCISCO HOUSING AUTHORITY TO BE UTILIZED IN BID PROPOSALS AND CONTRACTS AWARDS AND DIRECTING EXECUTIVE DIRECTOR TO IMPLEMENT AFFIRMATIVE ACTION POLICIES AND GUIDELINES.

The San Francisco Housing Authority is committed to an Affirmative Action program which will assure fair employment practices which include employing not less than twenty-five (25%) percent of public housing residents on the Authority's work force, complying with all existing federal, state and local employment laws and guidelines.

As well, the Authority has made a commitment to apprenticeship and training as a method to assist the hiring of public housing residents into the work force.
Attached herewith are the revised Affirmative Action Policies and Guidelines for the San Francisco Housing Authority with the following goals:

1. To achieve to the greatest extent possible, a 20% involvement of bona fide MBE/WBE's in construction contracts and procurement activities by dollar volume.

2. To achieve for minority group participation in each trade: 25.6% (current Office of Federal Contracts Compliance Programs, herein ater called "OFCCP" goal) of the total hours worked in the trade.

3. To establish and achieve for female particiaption in each trade: 6.9%(current OFCCP goal) of the total hours worked in each trade.

4. To assure the hiring and training, to the greatest extent possible, of San Francisco Housing Authority residents, with the right of refusal given to residents residing in the housing development site wherein the contract work occurs.

5. To make availble apprenticeship and training for residents (10% per year in contracts with a minimum dollar value of $100,000.

RESOLUTION NO._____ (o)

DATE ADOPTED_____

RESOLUTION AUTHORIZING AFFIRMATIVE ACTION POLICIES AND GUIDELINES FOR THE SAN FRANCISCO HOUSING AUTHORITY TO BE UTILIZED IN BID PROPOSALS AND CONTRACTS AWARDS AND DIRECTING EXECUTIVE DIRECTOR TO IMPLEMENT AFFIRMATIVE ACTION POLICIES AND GUIDELINES.

WHEREAS, The Commission of the San Francisco Housing Authority is firmly dedicated to equal employment opportunity for all persons regardless of race, color, sex, sexual orientation, religion national origin, age or physical and sensory impairments; and

WHEREAS, The Commission of the San Francisco Housing Authority supports and encourages participation by all segments of the community in those aspects of SFHA operations having to do with the procurement of goods and services from the awarding of public contracts to minority business, women owned business and disabled business enterprises; and

WHEREAS, The Executive Director has caused a revision of Affirmative Action Policies and Guidelines as a result of recommendations from the Authority's Affirmative Action Task Force and in order to clarify the role of the Authority as regards hiring, apprenticeship and training of minorities and women; specifically San Francisco Housing Authority residents;

NOW,THEREFORE BE IT RESOLVED, That the Commission of the San Francisco Housing Authority does hereby adopt the Affirmative Action Policies and Guidelines as outlined herein; and, Be It

FURTHER RESOLVED, That the Commission of the San Francisco Housing Authority directs the Executive Director to implement these Affirmative Action Policies and Guidelines and to incorporate them into SFHA procedures for the awarding of contracts, hiring and training of employees, and into the assurances of apprenticeship and training programs through labor union and other contractual agreements.

APPROVED AS TO FORM:

Geraldine Chavis

Geraldine Chavis, Legal Counsel

11/8/91

Date

RESOLUTION NO._____
DATED ADOPTED._____

RESOLUTION AUTHORIZING PAYMENT OF MEMBERSHIP DUES TO THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) FOR FISCAL YEAR 1992 IN THE AMOUNT OF $13,350.00

WHEREAS, there exists an association known as the Council of Large Public Housing Authority (CLPHA); and

WHEREAS, CLPHA provides valuable benefits and services only to its membership of large public housing authorities; and

WHEREAS, the Housing Authority of the City and County of San Francisco is considered to be a large public housing authority; and

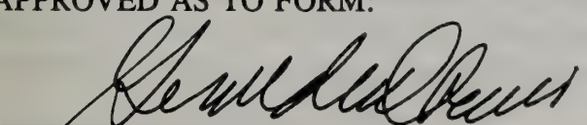
WHEREAS, the Authority wishes to avail itself of the benefits available to it by virtue of membership in CLPHA;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Membership in CLPHA be renewed for Fiscal Year 1992

2. The Executive Directior is authorized to pay CLPHA dues in the amount of $13,350,00

APPROVED AS TO FORM:



Geraldine L. Chavis
Legal Counsel

11/8/91

Date

SAN FRANCISCO HOUSING AUTHORITY

(m)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 1, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William C. Drypolcher, Commissioner
Charlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJECT: RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS FOR SECTION 8 RENTAL CERTIFICATE AND RENTAL VOUCHER FUNDING IN CONNECTION WITH THE FAMILY SELF-SUFFICIENCY PROGRAM AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED.

On September 30, 1991, The Department of Housing and Urban Development (HUD) published a Notice of Funding Availability (NOFA) which informed public housing authorities that funding is available for Section 8 Rental Certificates and Rental Vouchers under the Family Self-Sufficiency Program (FSS). It is the San Francisco Housing Authority's intention to apply for 200 Section 8 Vouchers and 200 Section 8 Certificates.

The purpose of the FSS program is to promote the development of local strategies to coordinate the use of the Section 8 Certificate and Voucher programs with public and private resources to enable eligible families to achieve economic independence and self-sufficiency.

This resolution requests authorization to submit an application for a total of 400 units in response to the above-mentioned NOFA, and also requests authorization to execute the Annual Contributions Contract if such applications are approved.

I urge your approval of this resolution.

DG:LA:JB/sc

(m)

RESOLUTION No._____
ADOPTED DATE_____

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS FOR SECTION 8 RENTAL CERTIFICATE AND RENTAL VOUCHER FUNDING IN CONNECTION WITH THE FAMILY SELF-SUFFICIENCY PROGRAM AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATION IS APPROVED.

****

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on September 30, 1991, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Rental Certificates and Vouchers.

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on January 10, 1992.

WHEREAS, the Authority desires to submit applications for these funds and the authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Rental Vouchers and Certificates under the Family Self-Sufficiency Program and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if such applications are approved.

2. This Resolution shall take effect immediately.

Approved as to form:

Geraldine L. Chavis
Legal Counsel

11/8/91
Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

October 18, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Executive Director/Secretary

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT TO PROVIDE RECREATIONAL SERVICES FOR THE ADOLESCENT RESIDENTS OF THE SUNNYDALE DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $14,000.00

The attached resolution requests your ratification of funding support for the recreation program at the Sunnydale Development. The Authority and the Mayor's Office established a partnership with the youth of Sunnydale wherein, mutual commitments were made to establish and maintain a recreation center.

The Recreation Center is an important program for the youth of the Sunnydale community. It provides alternative activities and community space designated solely for the youth. We are committed to providing services for adolescents in public housing and the Department of Recreation and Park has an established relationship in the community.

The Authority wishes to contribute 50% of staff costs to maintain a Recreation Director at Sunnydale which is required to keep the center open. The staff costs, not to exceed $14,000, will support the program for twelve months.

I urge your approval of this resolution.

Resolution No._____
Date Adopted._____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT TO PROVIDE RECREATIONAL SERVICES FOR THE ADOLESCENT RESIDENTS OF THE SUNNYDALE DEVELOPMENT FOR AN AMOUNT NOT TO EXCEED $14,000.00

WHEREAS, the San Francisco Housing Authority is committed to providing recreational services for the youth living in the Sunnydale Development; and

WHEREAS, the Authority, and the Mayor's Office established a partnership with the youth of Sunnydale wherein, mutual commitments were made to establish and maintain a recreation center; and

WHEREAS, the youth of Sunnydale need alternative activities and a space of their own to divert their behavior from gang and drug-related activities; and

WHEREAS, the Housing Authority has provided space and equipment for a recreation program at Sunnydale and the Department of Recreation and Park provided staff to direct the program; and

WHEREAS, The Authority wishes to enhance the quality of the program with additional staff support at the Sunnydale Recreation Center; and

WHEREAS, the Housing Authority wishes to assist in absorbing some of the costs of staff to retain a recreation program at Sunnydale; and

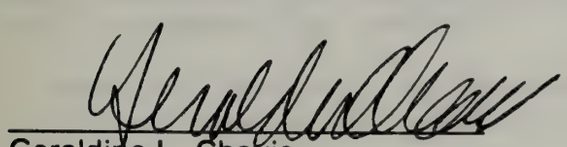
WHEREAS, funding to provide 50% staff support for the program will be allocated from the 1990-91 Drug Elimination Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to contribute 50% of the cost of staff to maintain a recreation program at Sunnydale, which is not to exceed $14,000.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:



Geraldine L. Chavis
Legal Counsel

11/8/91
Date

SAN FRANCISCO HOUSING AUTHORITY

(k)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 6, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William C. Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: DAVID GILMORE
Executive Director/Secretary

SUBJECT: RESOLUTION AUTHORIZING PAYMENT OF INSURANCE PREMIUM FOR HOUSING AUTHORITY'S PROPERTY/FIRE INSURANCE COVERAGE FOR THE 1991-1992 POLICY YEAR IN THE AMOUNT NOT TO EXCEED $360,000.00

The Housing Authority's property/fire insurance coverage expired October 23, 1991 at 12:00 a.m. The Authority's insurance broker, Johnson & Higgins, renewed our policy with Home Insurance company effective October 23, 1991 at the same rate.

Payment for the coverage is now due; therefore, a resolution has been placed on the agenda authorizing payment of insurance premiums not to exceed $360,000.00

I urge your approval of this resolution.

DG:GLC:pas

RESOLUTION NO: _____ (k)
DATE ADOPTED: _____

RESOLUTION AUTHORIZING PAYMENT OF INSURANCE PREMIUM FOR HOUSING AUTHORITY/FIRE INSURANCE COVERAGE FOR THE 1991-1992 POLICY YEAR IN THE AMOUNT NOT TO EXCEED $360,000.00

WHEREAS, Section 305, Part Two of the Annual Contributions Contract dated August 27, 1964, as amended, between the Housing Authority of the City and County of San Francisco ("the Authority") and the U.S. Department of Housing and Urban Development requires the Authority to insure by fire and extended coverage all of its insurable property; and

WHEREAS, on October 23, 1990, the Authority, through its insurance broker, Johnson & Higgins placed insurance with Home Insurance Company; and

WHEREAS, the policy placed with Home Insurance is a multiple year policy, with continuing coverage; and

WHEREAS, the Authority's insurance carrier has offered to renew the Authority's policy for the same policy limits, at the same rate as the 1990-91 coverage period, with coverage for all the Authority's developments including Robert B. Pitts; and

WHEREAS, payment for said coverage is due;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to release the necessary funds to renew fire and extended coverage for the Authority's property buildings for a premium not to exceed $360,000.00 with the same policy limits.

2. This resolution takes effect immediately.

APPROVED AS TO FORM:

Geraldine Chavis

GERALDINE L. CHAVIS
Legal Counsel

11/8/91
Date

SAN FRANCISCO HOUSING AUTHORITY (j)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 6, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF FLOOR TILE FROM KENTILE FLOOR, INC. IN AN AMOUNT NOT TO EXCEED $50,000.00

The attached resolution is submitted, for your review and approval, to authorize the execution of a purchase order in excess of $10,000.00 to procure materials required by the Authority.

The Authority stocks floor tile in its inventory for the purpose of renovating vacant units and repairing occupied ones. In order to maintain an adequate supply of floor tile in inventory at all times, a bulk order must be made to Kentile Floor, Inc., the manufacturer of the tile.

Kentile Floor, Inc. was awarded a contract, in March 1991, with the HUD Consolidated Supply Program (CSP) to provide floor tile to this region. The Authority has found, through competitive solicitation methods, that the HUD-CSP contract price for floor tile is substantially lower than can be obtained in open competition. In accordance with procurement regulations under 24 CFR, Part 85.36, the Authority may use the HUD-CSP contract for the purchase of floor tile from Kentile Floor, Inc.

It must be noted that funding for floor tile is available from the Authority's operating budget and CIAP for fiscal year 1991-92.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (j)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF FLOOR TILE FROM KENTILE FLOOR, INC. IN AN AMOUNT NOT TO EXCEED $50,000.00

WHEREAS, the Authority solicited and received bids for floor tile pursuant to its bid, number 012-91; and

WHEREAS, the Authority rejected said bids on the basis that they were deemed noncompetitive; and

WHEREAS, the Authority has subsequently obtained very favorable prices for floor tile from Kentile Floor, Inc. pursuant to the HUD Consolidated Supply Program (CSP) contract effective March 1, 1991; and

WHEREAS, in accordance with Federal procurement regulations under 24 CFR, Part 85.36, and procurement procedures outlined in both the HUD Procurement Handbook 7460.8 and HUD-CSP Handbook 7460.9, the Authority may procure floor tile from Kentile Floor, Inc. using the HUD-CSP contract for such material; and

WHEREAS, funding for the floor tile is available from the Authority's operating budget and Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of floor tile from Kentile Floor, Inc. in an amount not to exceed $50,000.00, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

Geraldine L. Chavis
Legal Counsel

November 8, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY (i)

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 7, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary/Executive Director

SUBJ: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH OZ MOVERS FOR MOVING AND STORAGE OF FURNISHINGS FROM EVICTED OR ABANDONED UNITS IN AN AMOUNT NOT TO EXCEED $40,000.00 DURING FISCAL YEAR 1991-92

The attached resolution is submitted, for your review and approval, to authorize the negotiation and execution of a contract in excess of $10,000.00 for services required by the Authority.

The Authority solicited proposals from an adequate number of qualified firms, pursuant to request for proposals (RFP) number 002-92, for moving and storage of resident belongings and personal effects from evicted or abandoned apartments. In response to this solicitation, the Authority received proposals from Gemini Movers and Oz Movers, both minority-owned business enterprises.

An evaluation of the proposals was performed, with special emphasis placed on affirmative action objectives, past moving experience of this nature and cost. Oz Movers has performed these kinds of moves for the Authority in a satisfactory manner. In addition, this firm stated in its proposal that it would hire residents as part of its work force.

Oz Movers has hired public housing residents in the past. The cost for the moving services, based on hourly rates, cost of moving boxes, quarantine charges and storage charges is also in favor of Oz Movers. Gemini Movers has not performed moving services related to evictions in the past and is not familiar with public housing.

For the reasons stated above, it is most advantageous for the Authority to negotiate a contract with Oz Movers, cost and other factors considered. In accordance with procurement regulations under 24 CFR, part 85.36, the Authority should negotiate a contract with the responsible respondent whose proposal is most advantageous to the agency.

It must be noted that funding for the services described herein has been approved as part of the Authority's operating budget for fiscal year 1991-92.

I urge the adoption of the attached resolution.

DG:CO

RESOLUTION NO._____ (i)
DATE ADOPTED _____

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH OZ MOVERS FOR MOVING AND STORAGE OF FURNISHINGS FROM EVICTED OR ABANDONED UNITS IN AN AMOUNT NOT TO EXCEED $40,000.00 DURING FISCAL YEAR 1991-92

WHEREAS, the Authority solicited proposals from an adequate number of qualified firms for the moving and storage of resident belongings and personal effects from evicted and/or abandoned units; and

WHEREAS, the Authority received proposals in a timely manner from Gemini Movers and Oz Movers, both minority-owned businesses; and

WHEREAS, upon review of the proposals submitted, the Authority decided that Oz Movers presented a proposal that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should negotiate a contract with Oz Movers; and

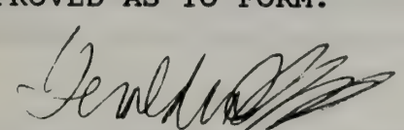
WHEREAS, funding for these services has been approved as part of the Authority's operating budget for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute a contract with Oz Movers for moving and storge services in an amount not to exceed $40,000.00 during fiscal year 1991-92, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:



Geraldine L. Chavis
Legal Counsel

November 8, 1991
Date

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 7, 1991

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSION

Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

FROM: David Gilmore, Secretary, Executive Director

SUBJ: 1992 Comprehensive Housing Affordability Strategy

Attached is the City's first Comprehensive Housing Affordability Strategy (CHAS). This document includes an assessment of housing needs, an overall five-year strategy for addressing those needs and a one-year plan for 1992. The San Francisco Housing Authority is included in this document and an insert has been prepared noting the specific pages.

San Francisco was required to submit an approvable CHAS to HUD by October 31, 1991 in order to receive its annual Community Development Block Grant Funds and funding through the new Federal HOME Program.

The 1992 CHAS was prepared as the result of a coordinated effort by several City departments, including the SFHA, and in cooperation with representatives of numerous community organizations, service agencies and housing advocacy groups.

DG:BS/ml

H65
#3
11/14/91

[MINUTES]

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, November 14, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, November 14, 1991 at 4:00 p.m.

1. ROLL CALL:

Vice President Lillian called the meeting to order at 4:09 p.m.

Roll Call found the following members to be:

PRESENT: Lewis Lillian, Vice President
Robert J. Boileau, Commissioner
William Drypolcher, Commissioner
Albert J. Reen, Commissioner

ABSENT: Reverend James E. Goode, President
Reverend Harry Chuck, Commissioner
Carlene Williams, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Drypolcher moved to amend the Agenda to Table Resolution (o) until the next meeting and Commissioner Reen seconded the motion.

The motion to Table Resolution (o) was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of October 24, 1991 and Commissioner Drypolcher seconded the motion.

The minutes of October 24, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

The report of Counsel has been submitted in written form.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED AGENDA:

(d) RESOLUTION NO. 3711

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE PURCHASE ORDERS FOR SERVICES PROVIDED UNDER CONTRACT WITH APPLIED PEST MANAGEMENT, EARL'S PEST CONTROL, ROSE EXTERMINATOR CO. AND THE PIED PIPER EXTERMINATORS, INC. ($80,000), BOISE CASCADE ($60,000) CALIFORNIA ENERGY INVESTMENT CORP ($77,319), MCGEE, LAFAYETTE, WILLIS & GREEN, ET AL. ($100,000), MILTON F. REITERMAN ($70,000), AND RAPID SERVE ($15,000) DURING FISCAL YEAR 1991-1992

WHEREAS, the Authority entered into contracts with, or have adopted City and County of San Francisco term purchase agreements and/or state contracts for the following services:

Applied Pest Management, Earl's Pest Control, Rose Exterminator Co. and the Pied Piper Exterminators, Inc.-Provision for the payment of pest control services throughout the Authority developments per contractual agreement.

Boise Cascade-Provision for the procurement of office supplies through the City and County of San Francisco term purchase agreement.

California Energy Investment Corp.-Provision for the payment of solar energy at selected sites per contractual agreement.

McGee, Lafayette, Willis & Green, Et Al.-Provision for the payment of litigation fees for outside Counsel per contractual agreement.

Milton F. Reiterman-Provision for the payment of labor negotiation fees and consultation services per contractual agreement.

Rapid Serve-Provision for the payment of process server services in eviction cases per contractual agreement.

WHEREAS, the aforementioned services are required for the effective and efficient operation of the Authority; and

WHEREAS, funding for the services described herein was approved as part of the Authority's operating budget for fiscal year 1991-1992;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute purchase orders for the payment of services provided under contract, as detailed above, in estimated amounts not to exceed the following, except through provisions of the procurement policy adopted by the Commission on June 13, 1991, or a form a budget revision process:

Applied Pest Management, Earl's Pest Control, Rose Exterminators, Inc.-$80,000

Boise Cascade-$60,000

McGee, Lafayette, Willis & Green, Et Al.-$100,000

Milton F. Reiterman-$70,000

Rapid Serve-$15,000

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3711 and Commissioner Boileau seconded the motion.

Resolution No. 3711 was UNANIMOUSLY ADOPTED.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3712

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH MAZZETTI AND ASSOCIATES TO PROVIDE ELECTRICAL ENGINEERING SERVICES FOR CONSTRUCTION DOCUMENTS AND CONSTRUCTION ADMINISTRATION FOR THE INSTALLATION OF EMERGENCY GENERATORS AT FOURTEEN AUTHORITY DEVELOPMENTS FOR THE AMOUNT OF $120,000.00

WHEREAS, the 1989 earthquake and following power outages resulted in elevators and public area and stair lighting from operating in Authority highrise developments; and

WHEREAS, the Department of Housing and Urban Development has provided funding in the CIAP CA-1-918 and CA-1-919 Budgets to address these deficiencies in twenty-three Authority developments; and

WHEREAS, an electrical engineering consultant will be required to assist in this effort; and

WHEREAS, the Authority has selected Mazzetti and Associates to investigate and provide schematic design services for this work; and

WHEREAS, the Authority has authorized Mazzetti and Associates to prepare Construction Documents and provide Construction Administration for the installation of emergency generators at nine of the twenty-three developments; and

WHEREAS, Mazzetti and Associates is now required to complete Construction Documents and provide Construction Administration for the installation of emergency generators at the remaining fourteen Authority developments; and

WHEREAS, the fee is within the funding available in the CA-1-919, Comprehensive Improvement Assistance Program Budget and is reasonable for the work involved; and

WHEREAS, the Department of Housing and Urban Development approval of this Contract Amendment is required;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract amendment for said work to Mazzetti and Associates in the Amount of $120,000.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3712 and Commissioner Boileau seconded the motion.

Resolution No. 3712 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3713

VKX: AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE REPLACEMENT OF THE ROOF AT SUNNYDALE'S MAINTENANCE SHOP AT THE SUNNYDALE HOUSING DEVELOPMENT IN THE AMOUNT OF $11,440.00

WHEREAS, on October 18, 1991, the Authority solicited bids to replace the roof at the Sunnydale Maintenance Shop at the Sunnydale Housing developments; and

WHEREAS, on October 18, 1991, one (1) bid was received and public opened and read aloud:

BIDDER	BID AMOUNT
1. Western Roofing Service	$11,440.00

WHEREAS, the Authority has evaluated the bid and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, CIAP budget;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service, in the amount of $11,440.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Boileau moved to adopt Resolution No. 3713 and Commissioner Drypolcher seconded the motion.

Resolution No. 3713 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3714

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT AMENDMENT WITH T. Y. LIN INTERNATIONAL TO PROVIDE STRUCTURAL ENGINEERING SERVICES FOR CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE ASSISTANCE FOR THE REPAIR AND UPGRADING OF EARTHQUAKE DAMAGED BUILDINGS AT PROJECT CAL 1-21, 320 & 330 CLEMENTINA TOWERS, CAL 1-39, 939 EDDY STREET AND THE HOUSING AUTHORITY'S OFFICE BUILDING AT 1815 EGBERT AVENUE, ALL OR THE AMOUNT OF $97,349.90

WHEREAS, earthquake damaged buildings at Project CAL 1-21, 320 and 330 Clementina Towers, CAL 1-39, Eddy Street and Housing Authority's Office Building at 1815 Egbert Avenue will require extensive repair and upgrading work; and

WHEREAS, both FEMA and the Department of Housing and Urban Development have provided funding to address these problems; and

WHEREAS, a structural engineering consultant will be required to assist in this effort; and

WHEREAS, the Authority has selected T. Y. Lin International to provide structural engineering services for this work and as the investigative and schematic design phases have now been satisfactorily completed; and

WHEREAS, T. Y. Lin International is now required to complete construction documents and to provide technical support during the construction phase; and

WHEREAS, T. Y. Lin International has proposed a fee of $97,349.90 to provide these services; and

WHEREAS, the fee is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program Budget and FEMA allocations and is reasonable for the work involved; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development approval of this Contract Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

THAT:

1. The Executive Director/Secretary is authorized to award a contract amendment for said work to T. Y. Lin International in the amount of $97,349.90.

2. This authorization becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3714 and Commissioner Boileau seconded the motion.

Resolution 3714 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3715

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT THE 75 AND 77 COLERIDGE, 101 AND 103 LUNDY'S LANE, 939 AND 951 EDDY STREET DEVELOPMENTS FOR THE AMOUNT OF $254,598.00

WHEREAS, on September 5, 1991, the Authority advertised for bids for the roofing and waterproofing work at the CAL 1-30B, 75 and 77 Coleridge, CAL 1-30C, 101 and 103 Lundy's Lane, CAL 1-39A, 939 Eddy Street and CAL 1-39B, 951 Eddy Street housing developments; and

WHEREAS, on October 3, 1991, two (2) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$254,598.00
2.	D & K Painting Co.	$264,598.00

WHEREAS, the Authority has evaluated the bids and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service in the amount of $254,598.

2. This Resolution becomes effective upon approval by the Department of Housing

and Urban Development.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3715 and Commissioner Boileau seconded the motion.

Resolution No. 3715 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3716

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT THE VALENCIA GARDENS AND HUNTERS POINT A EAST DEVELOPMENTS FOR THE AMOUNT OF $972,418

WHEREAS, on September 5, 1991, the Authority advertised for bids for the roofing and waterproofing work at the CAL 1-4, Valencia Gardens and CAL 1-17A, Hunters Point A East housing developments; and

WHEREAS, on October 3, 1991, three (3) bids were received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$ 972,418.00
2.	Alliance Roofing Company	$1,096,700.00
3.	Service Alliance Systems	$1,900,000.00

WHEREAS, the Authority has evaluated the bids and determined that Western Roofing Service is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program Budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service in the amount of $972,418.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3716 and Commissioner Boileau seconded the motion.

Resolution No. 3716 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3717

RESOLUTION RATIFYING THE EXECUTIVE DIRECTOR'S EXECUTION OF AN EMERGENCY CONTRACT WITH SYNERGY ENVIRONMENTAL INC. FOR ASBESTOS REMOVAL AND CLEANUP OF 90 KISKA

WHEREAS, in the process of replacing floor tile in the office spaces at 90 Kiska Road asbestos tile was discovered; and

WHEREAS, the removal of such tile cannot be accomplished while the space is occupied; and

WHEREAS, the Authority's independent Asbestos Consultant advised that these spaces be vacated until they could be properly cleaned of any asbestos fibers; and

WHEREAS, the 90 Kiska Road Office must be available to provide management services to Authority residents; and

WHEREAS, the Authority is under contract with Synergy Environmental Inc., to provide emergency asbestos abatement work as needed at Housing Authority developments; and

WHEREAS, the Authority negotiated a proposal with Synergy for $11,700 to perform the cleaning of 90 Kiska Road; and

WHEREAS, this cost is reasonable for the work involved and funding is available in the CA-1-917, CIAP budget; and

WHEREAS, this work was urgently required, the Executive Director has executed an agreement with Synergy Environmental Inc., and the work has been completed;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director's execution of the contract in the amount of $11,700 with Synergy Environmental Inc., is hereby ratified.

2. This resolution becomes effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3717 and Commissioner

seconded the motion.

Resolution No. 3717 was adopted with a no vote from Commissioner Boileau.

(g) RESOLUTION NO. 3718

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH WESTERN ROOFING SERVICE FOR THE ROOFING AND WATERPROOFING WORK AT HOLLY COURTS. NORTH BEACH, PING YUEN DEVELOPMENTS FOR THE AMOUNT OF $1,052,431

WHEREAS, on September 5, 1991, the Authority advertised for bids for the roofing and waterproofing work at the CAL 1-1, Holly Courts, CAL 1-11, North Beach, and CAL 1-15, Ping Yuen housing developments; and

WHEREAS, on October 3, 1991, one (1) bid was received and publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Western Roofing Service	$1,052,431

WHEREAS, the Authority has evaluated the bid and determined that Western Roofing Service is the lowest, responsible bidder; and

WHEREAS, all additional relevant submitted by the low bidder have been reviewed and found to be in order; and

WHEREAS, the low bid is within the funding available in the CA-1-918, Comprehensive Improvement Assistance Program; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Western Roofing Service in the amount of $1,052,431.

2. This Resolution becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/ Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3718 and Commissioner Boileau seconded the motion.

Resolution No. 3718 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3719

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MARQUIS ASSOCIATES FOR THE DESIGN OF THE COMPREHENSIVE MODERNIZATION OF SUNNYDALE HOUSING DEVELOPMENT PHASE I IN THE AMOUNT OF $775,000

WHEREAS, this Authority advertised for proposals for architectural and planning services for the Comprehensive Modernization of Sunnydale, and Marquis Associates and Fleming Corporation were selected through a competitive procurement process; and

WHEREAS, the first phase of this effort, development of a rehabilitation masterplan, has now been successfully completed; and

WHEREAS, architectural services are now required to pursue the first construction phase of the comprehensive rehabilitation of Sunnydale; and

WHEREAS, Fleming Corporation has proposed to participate in this phase as a subconsultant to Marquis Associates; and

WHEREAS, Marquis Associates has proposed to complete this effort for a fee of $775,000; and

WHEREAS, the Authority has evaluated the proposal and determined Marquis Associates to be a responsible architectural firm having the technical capacity and ability to perform successfully under the terms and conditions of the contract; and

WHEREAS, all additional relevant documents submitted by Marquis Associates have been reviewed and found to be in order; and

WHEREAS, the proposal is within the funding available in the CA-1-917 and CA-1-919, CIAP budgets; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the award of the design contract under the above conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Marquis Associates, in the amount of $775,000.

2. This Resolution becomes effective upon the approval of this contract award by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3719 and Commissioner Boileau seconded the motion.

Resolution No 3719 was UNANIMOUSLY ADOPTED.

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH OZ MOVERS FOR MOVING AND STORAGE OF FURNISHINGS FROM EVICTED OR ABANDONED UNITS IN AN AMOUNT NOT TO EXCEED $40,000 DURING THE FISCAL YEAR 1991-1992

WHEREAS, the Authority solicited proposals from an adequate number of qualified firms for the moving and storage of resident belongings and personal effects from evicted and/or abandoned units; and

WHEREAS, the Authority received proposals in a timely manner from Gemini Movers and Oz Movers, both minority-owned businesses; and

WHEREAS, upon review of the proposals submitted, the Authority decided that Oz Movers presented a proposal that is most advantageous to the Authority, cost and other factors considered; and

WHEREAS, in accordance with procurement regulations under 24 CFR, Part 85.36, the Authority should negotiate a contract with Oz Movers; and

WHEREAS, funding for these services has been approved as part of the Authority's operating budget for fiscal year 1991-1992;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to negotiate and execute a contract with Oz Movers for moving and storage services in an amount not to exceed $40,000 during fiscal year 1991-1992, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3720 and Commissioner Drypolcher seconded the motion.

Resolution No. 3720 was adopted with Commissioner Boileau abstaining.

(j) RESOLUTION NO. 3721

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER FOR THE PROCUREMENT OF FLOOR TILE FROM KENTILE FLOOR, INC. IN AN AMOUNT NOT TO EXCEED $50,000

WHEREAS, the Authority solicited and received bids for floor tile pursuant to its bid, number 012-91; and

WHEREAS, the Authority rejected said bids on the basis that they were deemed noncompetitive; and

WHEREAS, the Authority has subsequently obtained very favorable prices for floor tile

from Kentile Floor, Inc. pursuant to the HUD Consolidated Supply Program (CSP) contract effective March 1, 1991; and

WHEREAS, in accordance with Federal procurement regulations under 24 CFR, Part 85.36, and procurement procedures outlined in both the HUD Procurement Handbook 7460.8 and HUD-CSP Handbook 7460.9, the Authority may procure floor tile from Kentile Floor, Inc. using the HUD-CSP contract for such material; and

WHEREAS, funding for the floor tile is available from the Authority's operating budget and Comprehensive Improvement Assistance Program (CIAP) for fiscal year 1991-1992;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for the procurement of floor tile from Kentile Floor, Inc. in an amount not to exceed $50,000, except through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3721 and Commissioner Drypolcher seconded the motion.

Resolution No. 3721 was UNANIMOUSLY ADOPTED.

(k) RESOLUTION NO. 3722

RESOLUTION AUTHORIZING THE PAYMENT OF INSURANCE PREMIUM FOR HOUSING AUTHORITY/FIRE INSURANCE COVERAGE FOR THE 1991-1992 POLICY YEAR IN AN AMOUNT NOT TO EXCEED $360,000

WHEREAS, Section 305, Part Two of the Annual Contributions Contract dated August 27, 1964, as amended, between the Housing Authority of the City and County of San Francisco ("the Authority") and the U.S. Department of Housing and Urban Development requires the Authority to insure by fire and extended coverage all of its insurable property; and

WHEREAS, on October 23, 1990, the Authority through its insurance broker, Johnson & Higgins placed insurance with Home Insurance Company; and

WHEREAS, the policy placed with Home Insurance is a multiple year policy, with continuing coverage; and

WHEREAS, the Authority's insurance carrier has offered to renew the Authority's policy for the same policy limits, at the same rate as the 1990-1991 coverage period, with cov0erage for all the Authority's developments including Robert B. Pitts; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

THAT:

1. The Executive Director is authorized to release the necessary funds to renew fire and extended coverage for the Authority's property buildings for a premium not to exceed $360,000 with the same policy limits.

2. This resolution takes effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3722 and Commissioner Boileau seconded the motion.

Resolution No. 3722 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 3723

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH THE SAN FRANCISCO RECREATION AND PARK DEPARTMENT TO PROVIDE RECREATIONAL SERVICES FOR THE ADOLESCENT RESIDENTS OF THE SUNNYDALE DEVELOPMENT FOR THE AMOUNT NOT TO EXCEED $14,000

WHEREAS, the San Francisco Housing Authority is committed to providing recreational services for the youth living in the Sunnydale Development; and

WHEREAS, the Authority, and the Mayor's Office established a partnership with the youth of Sunnydale wherein, mutual commitments were made to establish and maintain a recreation center; and

WHEREAS, the youth of Sunnydale need alternative activities and a space of their own to divert their behavior from gang and drug-related activities; and

WHEREAS, the Housing Authority has provided space and equipment for a recreation program at Sunnydale and the Department of Recreation and Park provided staff to direct the program; and

WHEREAS, the Authority wishes to enhance the quality of the program with additional staff support at the Sunnydale Recreation Center; and

WHEREAS, the Housing Authority wishes to assist in absorbing some of the costs staff to retain a recreation program at Sunnydale; and

WHEREAS, funding to provide 50% staff support for the program will be allocated from the 1990-1991 Drug Elimination Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to contribute 50% of the cost of staff to maintain a recreation program at Sunnydale, which is not to exceed $14,000.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3723 and Commissioner Drypolcher seconded the motion.

Resolution No. 3723 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3724

RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATIONS FOR SECTION 8 RENTAL CERTIFICATE AND RENTAL VOUCHER FUNDING IN CONNECTION WITH THE FAMILY SELF-SUFFICIENCY PROGRAM AND FOR AUTHORITY TO EXECUTE THE ANNUAL CONTRIBUTIONS CONTRACT IF SUCH APPLICATIONS CONTRACT IF SUCH APPLICATION IS APPROVED

WHEREAS, the Housing Authority of the City and County of San Francisco is tasked with the responsibility of administration of funds in connection with programs under Section 8 of the 1974 Housing and Community Development Act; and

WHEREAS, on September 30, 1991, the Department of Housing and Urban Development (HUD) invited the San Francisco Housing Authority to submit an application for Rental Certificates and Vouchers; and

WHEREAS, the application must be received by HUD no later than 3:00 p.m., on January 10, 1992; and

WHEREAS, the Authority desires to submit applications for these funds and the Authority to execute the Annual Contributions Contracts by the Executive Director of the San Francisco Housing Authority, must be approved by the Board of Commissioners;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Board of Commissioners of the San Francisco Housing Authority approves the submission of application for Section 8 Rental Vouchers and Certificates under the Family Self-Sufficiency Program and authorizes the Executive Director of the San Francisco Housing Authority to execute the Annual Contributions Contract, if such applications are approved.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution 3724 and Commissioner Boileau seconded the motion.

Resolution No. 3724 was UNANIMOUSLY ADOPTED.

(n) RESOLUTION NO. 3725

RESOLUTION AUTHORIZING PAYMENT OF MEMBERSHIP DUES TO THE COUNCIL OF LARGE PUBLIC HOUSING AUTHORITIES (CLPHA) FOR FISCAL YEAR 1992 IN THE AMOUNT OF $13,350

WHEREAS, there exists an association known as the Council of Large Public Housing Authority (CLPHA); and

WHEREAS, CLPHA provides valuable benefits and services only to its membership of large public housing authorities; and

WHEREAS, the Housing Authority of the City and County of San Francisco is considered to be a large public housing authority; and

WHEREAS, the Authority wishes to avail itself of the benefits available to it by virtue of membership in CLPHA;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Membership in CLPHA be renewed for Fiscal Year 1992.

2. The Executive Director is authorized to pay CLPHA dues in the amount of $13,350.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to adopt Resolution No. 3725 and Commissioner Boileau seconded the motion.

Resolution No. 3725 was UNANIMOUSLY ADOPTED.

(o) **(DELETED/TABLED)**

RESOLUTION AUTHORIZING AFFIRMATIVE ACTION POLICIES AND GUIDELINES FOR THE SAN FRANCISCO HOUSING AUTHORITY TO BE UTILIZED IN BID PROPOSALS AND CONTRACTS AWARDS AND DIRECTION EXECUTIVE DIRECTOR TO IMPLEMENT AFFIRMATIVE ACTION POLICIES AND GUIDELINES

WHEREAS, The Commission of the San Francisco Housing Authority is firmly dedicated to equal employment opportunity for all persons regardless of race, color, sex, sexual orientation, religion national origin, age or physical and sensory impairments; and

WHEREAS, The Commission of the San Francisco Housing Authority supports and

encourages participation by all segments of the community in those aspects of SFHA operations having to do with the procurement of goods and services from the awarding of public contracts to minority business, women owned business and disabled business enterprises; and

WHEREAS, The Executive director has caused a revision of Affirmative Action Policies and Guideline as a result of recommendations from the Authority's Affirmative Action Task Force and in order to clarify the role of the Authority in regards to hiring apprenticeship and training of minorities and women; specifically San Francisco Housing Authority residents;

NOW, THEREFORE BE IT RESOLVED, That the Commission of the San Francisco Housing Authority does hereby adopt the Affirmative Action Policies and Guideline as outlined herein; and, Be It

FURTHER RESOLVED, That the Commission of the San Francisco Housing Authority directs the Executive Director to implement these Affirmative Action Policies an Guidelines and to incorporate them into SFHA procedures for the awarding of contracts, hiring and training of employees, and into the assurances of apprenticeship and training programs through labor union and other contractual agreements.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

11/8/91
Date

Commissioner Reen moved to table the resolution and Commissioner Boileau seconded the motion. This resolution was TABLED by UNANIMOUS vote.

11. VISITORS:

Jan Allen
R. L. Spear
Ace Washington

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting of November 14, 1991 was adjourned at 4:49 p.m. The Next regular meeting has been scheduled for December 12, 1991.

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
NOV 15 1991
SAN FRANCISCO
PUBLIC LIBRARY

November 20, 1991

NOTICE OF SPECIAL MEETING

At 3:00 P.M., on Monday, November 25, 1991 in the Executive Conference Room at 440 Turk Street, San Francisco, California, the Commission of the Housing Authority of the City and County of San Francisco will convene in Closed Session to discuss a personnel matter pursuant to Government Code Section 54957.

David Gilmore
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

November 25, 1991

PUBLIC NOTICE

The regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco to be held on Thursday, November 28, 1991 is cancelled due to the Thanksgiving Holiday.

The next regulary scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 P.M., December 12, 1991 at 440 Turk Street, San Francisco, California.

DAVID GILMORE
Secretary/Executive Director

DOCUMENTS DEPT.
NOV 26 1991
SAN FRANCISCO
PUBLIC LIBRARY

SF
465
.4
12/91

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

December 9, 1991

PUBLIC NOTICE

The next regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 4:00 pm, Thursday, December 12, 1991 at 440 Turk Street, San Francisco, CA.

David Gilmore
Secretary/Executive Director

DEC 11 1991

A FULL SET OF DOCUMENTS TO BE CONSIDERED BY THE COMMISSION AT THIS MEETING IS AVAILABLE FOR INSPECTION AT THE RECEPTION DESK AT 440 TURK STREET.

SF
HGS
#1
12/12/91

THE REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 12, 1991 4:00 P.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

AGENDA

Regular Meeting Held:
Thursday, December 12, 1991

440 Turk Street
San Francisco, CA 94121

1. ROLL CALL:

   Reverend James E. Goode, President
   Lewis Lillian, Vice President
   Reverend Harry Chuck, Commissioner
   Robert J. Boileau, Commissioner
   Albert J. Reen, Commissioner
   William Drypolcher, Commissioner
   Carlene Williams, Commissioner

2. APPROVAL OF AGENDA:

3. APPROVAL OF MINUTES:

4. GENERAL COMMUNICATIONS:

5. REPORT OF SECRETARY:

6. COMMITTEE REPORT:

7. REPORT OF COUNSEL:

8. TENANT REPRESENTATIVE:

9. UNFINISHED AGENDA:

   (o) Resolution - Authorizing affirmative action policies and guidelines for the San Francisco Housing Authority to be utilized in bid proposals and contracts awards and directing Executive Director to implement affirmative action policies and guidelines.

10. NEW BUSINESS:

NOTE: All visitors will have the opportunity to comment prior to any action taken pursuant to the San Francisco Housing authority rules Governing Public Testimony adopted 12/14/89 as part of Resolution No. 3382 and revised 9/13/91 as part of Resolution No. 3513.

(a) Resolution - Approving superseding Part I and new Part II of Section 8 Housing Certificate Program Annual Contributions Contract No. SF-618 and Authorizing Execution

(b) Resolution - Authorizing the Executive Director to extend, at the Rosa Parks Housing Development, the services of Western Security Bureau, Inc. in an amount not to exceed $40,000.00 through March 31, 1992

(c) Resolution - Authorizing the Executive Director to execute a purchase order with Bell Atlantic Business Systems for maintenance of IBM systems 38 computer equipment in an amount not to exceed $24,000.00 during fiscal year 1991-92

(d) Resolution - Authorizing the Executive Director to adopt a flexible benefits plan for eligible employees of the San Francisco Housing Authority

(e) Resolution - Authorizing the Executive Director to enter into a contract with Harrg and Environmental Science and Engineering, Inc. in the amount of $114,784.00 to provide consulting services for the assessment of risks relative to the presence of lead at twenty two authority family developments

(f) Resolution - Authorizing the Executive Director to enter into a subscription agreement with National Tenant Network in an amount not to exceed $15,000.00 during fiscal year 1991-92

(g) Resolution - Approving write-off of vacated tenant accounts receivable in the amount of $154,988.50 for the quarter ending December 31, 1991

(h) Resolution - Authorizing the Executive Director to enter into a contract with United States Elevator Corporation for the modernization of elevators located at Project CAL 1-23, 1880 Pine Street housing development in the amount of $167,800.00

(i) Resolution - Authorizing the Executive Director to enter into a contract with Untied States Elevator Corporation for the modernization of elevators located at Project CAL 1-19(2), 1750 McAllister Street Housing Development in the amount of $157,200.00

(j) Resolution - Authorizing the Executive Director to enter into a contract with Millar Elevator Service Company for the modernization of elevators located at Project CAL 1-18(10), Woodside Gardens in the amount of $226,653.00

(k) Resolution - Authorizing the Executive Director to enter into a contract with Edward J. Gee & Associates in the amount of $126,000.00 for the development of an architectural masterplan for Westbrook Apartments, CAL 1-9

(l) Resolution - Authorizing the Executive Director to enter into a contract with IDG Architects for an amount not to exceed $167,000.00 for the development of an architectural masterplan for Hunter's View, CAL 1-18(3)

(m) Resolution - Authorizing the Executive Director to enter into a contract with Bluewater Environmental Services for the removal of abestos containing materials at Alemany for the amount of $45,225.00

(n) Resolution - Approval of change order "G-2" to Schram Construction, Incorporated in the amount of $34,299.00 for modification of construction contract to rehabilitate heating system at CAL 1-4, Valencia Gardens

11. VISITORS:

12. ADJOURNMENT:

DAVID GILMORE
Secretary/Executive Director

SF
H65
#3
12/12/91

MINUTES

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, December 12, 1991

440 Turk Street
San Francisco, CA 94102

The Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco on Thursday, December 12, 1991 at 4:00 p.m.

1. ROLL CALL:

President James E. Goode called the meeting to order at 4:06 p.m.

Roll Call found the following members to be:

PRESENT: Reverend James E. Goode, President
Lewis Lillian, Vice President
Reverend Harry Chuck, Commissioner
Robert J. Boileau, Commissioner
Albert J. Reen, Commissioner
William Drypolcher, Commissioner
Carlene Williams, Commissioner

A quorum was present.

ALSO PRESENT: David Gilmore, Executive Director
Geraldine Chavis, Legal Counsel

2. APPROVAL OF AGENDA:

Commissioner Reen moved to approve the Agenda of December 12, 1991 and Commissioner Williams seconded the motion.

The Agenda of December 12, 1991 was UNANIMOUSLY APPROVED.

3. APPROVAL OF MINUTES:

Commissioner Boileau moved to approve the minutes of November 14, 1991 and Commissioner Drypolcher seconded the motion.

The minutes of November 14, 1991 were UNANIMOUSLY APPROVED.

4. GENERAL COMMUNICATIONS:

None.

5. REPORT OF SECRETARY:

None.

6. COMMITTEE REPORT:

Commissioner Chuck reported that the Commissioners met in Executive Session on November 24, 1991 on a personnel matter which was to gather performance evaluation in reference to the Executive Director.

Commissioner Boileau stated that the Site and Design Committee met today on resolutions E, H, I, J, K, L, M, and N. He said they would be discussed as they come up on the agenda.

7. REPORT OF COUNSEL:

Counsel Chavis stated that a report had been submitted in writing and she requested an executive session be held following the commission meeting to discuss several items of litigation. The matters include the Williams et al versus SFHA et all, Federal Court Case Number C902150CAL. She stated that an Executive Session is authorized under Government Code Section 549569A.

8. TENANT REPRESENTATIVE REPORT:

None.

9. UNFINISHED BUSINESS:

Commissioner Boileau noted that it would be appropriate to have public comment on any items on the Agenda including Unfinished Business and New Business. However, he stated that it was his intention to request that Resolution (o) be tabled until the next meeting which is scheduled for January 9, 1991.

(o) RESOLUTION AUTHORIZING AFFIRMATIVE ACTION POLICIES AND GUIDELINES FOR THE SAN FRANCISCO HOUSING AUTHORITY TO BE UTILIZED IN BID PROPOSALS AND CONTRACTS AWARDS AND DIRECTING EXECUTIVE DIRECTOR TO IMPLEMENT AFFIRMATIVE ACTION POLICIES AND GUIDELINES

WHEREAS, the Commission of the San Francisco Housing Authority is firmly dedicated to equal employment opportunity for all persons regardless of race, color, sex, sexual orientation, religion, national origin, age, or physical and sensory impairments; and

WHEREAS, the Commission of the San Francisco Housing Authority supports and encourages participation by all segments of the community in those aspects of SFHA operations having to do with the procurement of good and services from the awarding of public contracts to minority business, women owned business, and disabled business enterprises; and

WHEREAS, the Executive Director has caused a revision of Affirmative Action Policies and Guidelines as a result of recommendations from the Authority's Affirmative Action Task Force and in order to clarify the role of the Authority as regards hiring, apprenticeship, and training of minorities and women; specifically the San Francisco Housing Authority residents;

NOW, THEREFORE BE IT RESOLVED THAT the Commission of the San Francisco Housing Authority directs the Executive Director to implement these Affirmative Action Policies and Guidelines and to incorporate them into SFHA procedures for the awarding of the, hiring and training for employees, and into the assurances of apprenticeship and training programs through labor union and other contractual agreements.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

The public was invited to comment in this resolution prior to any action taken.

Commissioner Boileau moved to table Resolution (o) and Commissioner Reen second the motion.

The motion to table Resolution (o) was unanimous.

10. NEW BUSINESS:

Pursuant to the San Francisco Housing Authority Rules Governing Public Testimony adopted 12/14/89, testimony regarding items under NEW BUSINESS was heard by the Commission at this time and prior to action.

(a) RESOLUTION NO. 3726
DATE ADOPTED: 12/12/91

RESOLUTION APPROVING SUPERSEDING PART 1 AND NEW PART II OF SECTION 8 HOUSING CERTIFICATE PROGRAM ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING EXECUTION

The Housing Authority of the City and County of San Francisco ("PHA") entered into a Section 8 Annual Contributions Contract ("ACC") on December 12, 1975, as amended, with the United States of America ("Government").

The Section 8 ACC must now be revised so that it will consist of the following counterparts:

a. Superseding Part I of the ACC, HUD 52520B (August 1988), applicable to the Section 8 Existing Housing Certificate Program.

b. New Part II of the ACC, HUD 52520E (January 1990), applicable to Section 8 Existing Housing Certificate Program and Section 8 Existing Housing Voucher Program.

Now therefore, be it resolved by the PHA, as follows:

1. The SUPERSEDING Part I Section 8 ACC and the New Part II of the ACC for the Housing Certificate Program and the Housing Voucher Program are hereby approved and accepted. The Executive Director is hereby authorizing and directed to execute the counterparts of the ACC on behalf of the PHA, and the Secretary is hereby authorized to impress the official seal of the PHA on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Williams moved to adopt Resolution No. 3726 and Commissioner Reen seconded the motion.

Resolution No. 3726 was UNANIMOUSLY ADOPTED.

(b) RESOLUTION NO. 3727
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND, AT THE ROSA PARKS HOUSING DEVELOPMENT, THE SERVICES OF WESTERN SECURITY BUREAU, INC. IN AN AMOUNT NOT TO EXCEED $40,000 THOUGH MARCH 31, 1992

WHEREAS, the Authority solicited for security services at Rosa Parks in 1990, and awarded a contract to Western Security Bureau, Inc. as a result of the selection process; and

WHEREAS, Western Security Bureau, Inc. has performed the services in a satisfactory manner, and therefore, should continue to provide security services through March 31, 1992 as permitted by the original contract between the Authority and Western Security Bureau, Inc.; and

WHEREAS, such extension of services is dependent upon annual funding appropriated through the Mayor's Office; and

WHEREAS, the Mayor's Office recently signed a new Memorandum of Understanding (MOU) with the Authority to provide funding for these services retroactive to November 1, 1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The executive Director is authorized to extend the services of Western Security Bureau, Inc. through March 31, 1992 in an amount not to exceed $40,000, except as proved through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Williams moved to adopt Resolution No. 3727 and Commissioner Boileau seconded the motion.

Resolution No. 3727 was UNANIMOUSLY ADOPTED.

(c) RESOLUTION NO. 3728
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PURCHASE ORDER WITH BELL ATLANTIC BUSINESS SYSTEMS FOR MAINTENANCE OF IBM SYSTEM 38 COMPUTER EQUIPMENT IN AN AMOUNT NOT TO EXCEED $26,000.00 DURING FISCAL YEAR 1991-92

WHEREAS, the Authority requires routine, as well as, emergency servicing of its IBM System 38 computer terminals, printers and mainframe equipment in order to perform daily operational administrative assignments; and

WHEREAS, Bell Atlantic Business Systems has performed such maintenance for the Authority in an effective and prompt manner pursuant to the terms and conditions of a contract with the Federal Government; and

WHEREAS, the Authority wishes to continue the servicing under General Services Administration (GSA) Schedule GS00K91AGS5796, Option Year 1, for fiscal year 1991-92; and

WHEREAS, in accordance with procurement regulations under 24 CFR, part 85.36, the Authority is encouraged to enter into intergovernmental agreements for these services; and

WHEREAS, funding for the services described herein has been approved as part of the Authority's operating budget for fiscal year 1991-92, and is also available from Section 8 administrative fees for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to execute a purchase order for maintenance services with Bell Atlantic Business Systems under GSA Schedule GS00K91AGS5796, Option Year 1, in an amount ont to exceed $24,000.00 during fiscal year 1991-92, except the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

AS APPROVED TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3728 and Commissioner Lillian seconded the motion.

Resolution No. 3728 was UNANIMOUSLY ADOPTED.

(d) RESOLUTION NO. 3729
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ADOPT A FLEXIBLE BENEFITS PLAN FOR ELIGIBLE EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

WHEREAS, Section 125 of the Internal Revenue Code authorizes employers to establish flexible benefit programs for eligible employee; and

WHEREAS, flexible benefit programs proved an opportunity for eligible employees to reduce their tax liability by making pre-tax salary deductions for the cost of medical insurance and other qualified benefits; and

WHEREAS, it has been determined that implementation of a flexible benefits program will result in reduced costs for the San Francisco Housing Authority; and

WHEREAS, it is the intent of the San Francisco Housing Authority to implement a flexible benefits program beginning January 1, 1992; and

WHEREAS, the Internal Revenue Code requires that an employer adopt a written Flexible Benefits Plan prior to implementation of a flexible benefits program;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to adopt a Flexible Benefits Plan for eligible employees of the San Francisco Housing Authority.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Some discussion ensued on this resolution. This resolution is subject to meet and confer as agreed.

Commissioner Boileau moved to adopt Resolution No. 3729 and Commissioner Williams seconded the motion.

Resolution No. 3729 was UNANIMOUSLY ADOPTED.

(e) RESOLUTION NO. 3730
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH HARRG AND ENVIRONMENTAL SCIENCE AND ENGINEERING INC., IN THE AMOUNT OF $114,784.00 TO PROVIDE CONSULTING SERVICES FOR THE ASSESSMENT OF RISKS RELATIVE TO THE PRESENCE OF LEAD AT TWENTY TWO AUTHORITY FAMILY DEVELOPMENTS

WHEREAS, the Housing Authority's insurer, the Housing Authority Risk Retention Group (HARRG) requires a thorough risk assessment relative to lead be performed at all family developments in order to retain lead ingestion insurance coverage; and

WHEREAS, the Department of Housing and Urban Development will allow CIAP funding to provide such assessments; and

WHEREAS, these assessments must be performed by a consulting firm trained and approved by HARRG; and

WHEREAS, HARRG and the Authority has identified the firm of Environmental Science and Engineering, Inc. as the appropriate firm to complete these assessments; and

WHEREAS, these assessments will be included as an insurance expense with HARRG; and

WHEREAS, HARRG and Environmental Science and Engineering, Inc., has proposed a fee of $114,784.00 to provide the required services for this work; and

WHEREAS, funding is available for this effort in the CA-1-918 and CA-1-919 CIAP budget; and

WHEREAS, Department of Housing and Urban Development approval of this contract is required.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to award a contract for said work to HARRG and Environmental Science and Engineering, Inc., in the amount of $114,784.00.

2. This resolution becomes effective upon HUD's approval.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3730 and Commissioner Williams seconded the motion.

Resolution 3730 was UNANIMOUSLY ADOPTED.

(f) RESOLUTION NO. 3731
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SUBSCRIPTION AGREEMENT WITH NATIONAL TENANT NETWORK IN AN AMOUNT TO NOT EXCEED $15,000.00 DURING FISCAL YEAR 1991-92

WHEREAS, the Authority wishes to reduce the number of evictions from its dwelling units while at the same time prevent its delinquent accounts receivable from escalating; and

WHEREAS, the Authority has explored various methods to achieve a reduced eviction rate while controlling its delinquent balances; and

WHEREAS, the Authority found that it is most cost effective, on a long-term basis, to obtain more detailed information concerning an applicant's past performance in the rental housing market so that an objective and informed decision may be rendered concerning the applicant's potential as a desirable public housing resident; and

WHEREAS, based on current practices among all the major Bay Area Public Housing Authorities, it's most advantageous for the Authority to subscribe to National Tenant Network, cost and other factors considered, for tenant performance reports, credit reports and past eviction actions; and

WHEREAS, funding for the services detailed above is available from the Authority's operating budget for fiscal year 1991-92;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is authorized to enter into a subscription agreement with National Tenant Network for the provision of tenant performance reports, eviction reports and other credit activity in an amount not to exceed $15,000.00 during fiscal year 1991-92, except as provided for through provisions of the procurement policy adopted by the Commission on June 13, 1991.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Williams moved to adopt Resolution No. 3731 and Commissioner Lillian seconded the motion.

Resolution No. 3731 was UNANIMOUSLY ADOPTED.

(g) RESOLUTION NO. 3732
DATE ADOPTED: 12/12/91

RESOLUTION APPROVING WRITE-OFF OF VACATED ACCOUNTS RECEIVABLE IN THE AMOUNT OF $154,988.50

WHEREAS, HUD Handbook 7511.1 Chapter 11, Section 1, details procedures relative to the write-off of Tenant Accounts Receivable and the San Francisco Housing Authority has complied with these procedures; and

WHEREAS, the Handbook requires that the write-offs of Tenant Accounts Receivable must be approved by the board of Commissioners or by a designated official to whom such authority has been delegated by resolution of the Board of Commissioners; and

WHEREAS, the Board of Commissioners are authorized by Resolution No. 2784, dated February 27, 1986, to write-off vacated accounts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The vacated accounts are approved for write-off as follows:

   For the first quarter of Fiscal Year 1991-92 Debit Balances of $154,988.00.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Lillian moved to adopt Resolution No. 3732 and Commissioner Williams seconded the motion.

Resolution No. 3732 was UNANIMOUSLY ADOPTED.

(h) RESOLUTION NO. 3733
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH THE UNITED STATE ELEVATOR CORPORATION FOR THE MODERNIZATION OF ELEVATORS LOCATED AT PROJECT CAL-1-23, 1880 PINE STREET HOUSING DEVELOPMENT IN THE AMOUNT OF $167,800.00

WHEREAS, on November 12, 1991, the Authority advertised for bids for the Modernization of Elevators at project CAL-1-23, 1880 Pine Street housing development; and

WHEREAS, on December 3, 1991, four (4) bids were received as follows:

Bidder	Bid Amount
1. United States Elevator Corporation	$167,800.00
2. Millar Elevator Service Company	$176,985.00
3. Hy-Tech Elevator Services	$182,500.00
4. Millard Tong Construction Company	$246,251.00

WHEREAS, the Authority has evaluated the bids and determined that United States Elevator Corporation is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low-bidder have been reviewed and found to be in order; and

WHEREAS, the low-bid is with the funding available in the CA-1-919 Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The executive Director/Secretary is authorized to award a contract for said work to United States Elevator Corporation in the amount of $167,800.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3733 and Commissioner Williams seconded the motion.

Resolution No. 3733 was UNANIMOUSLY ADOPTED.

(i) RESOLUTION NO. 3734
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH UNITED STATES ELEVATOR CORPORATION MODERNIZATION OF ELEVATORS LOCATED AT PROJECT CAL 1-19(2), 1750 McALLISTER STREET HOUSING DEVELOPMENT IN THE AMOUNT OF $157,200.00

WHEREAS, on November 8, 1991, the Authority advertised for bids for the Modernization of Elevators at project CAL 1-19(2), 1750 McAllister Street housing development; and

WHEREAS, on November 27, 1991, five (5) bids were received as follows:

Bidder	Bid Amount
1. United States Elevator Corporation	$157,200.00
2. Millar Elevator Service Company	$184,250.00
3. Hy-Tech Elevator Services	$188,614.00
4. Millard Tong Construction Company	$246,251.00
5. Montgomery Elevator Company	$394,226.00

WHEREAS, the Authority has evaluated the bids and determined that United States Elevator Corporation is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low-bidder have been reviewed and found to be in order; and

WHEREAS, the low-bid is within the funding available in the CA-1-919 Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to United States Elevator Corporation in the amount of $157,200.00.

2. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Reen moved to adopt Resolution No. 3734 and Commissioner Lillian seconded the motion.

Resolution No. 3734 was UNANIMOUSLY ADOPTED.

(j) RESOLUTION NO. 3735
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILLAR ELEVATOR SERVICE COMPANY FOR THE MODERNIZATION OF ELEVATORS LOCATED AT PROJECT CAL-1-18(10), WOODSIDE GARDENS IN THE AMOUNT OF $226,653.00

WHEREAS, on November 8, 1991, the Authority advertised for bids for the modernization of elevators at project CAL 1-18(10), Woodside Gardens housing development; and

WHEREAS, on November 26, 1991, five (5) bids were received as follow:

Bidder	Bid Amount
1. Millar Elevator Service Company	$226,653.00
2. Hy-Tech Elevator Services	$227,991.00
3. United States Elevator Company	$238,600.00
4. Millard Tong Construction Company	$288,000.00
5. Montgomery Elevator Company	$394,000.00

WHEREAS, the Authority has evaluated the bids and determined that Millar Elevator Service Company is the lowest, responsive, responsible bidder; and

WHEREAS, all additional relevant documents submitted by the low-bidder have been reviewed and found to be in order; and

WHEREAS, the low-bid is within the funding available in the CA-1-919 Comprehensive Improvement Assistance Program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Millar Elevator Service Company in the amount of $226,653.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3735 and Commissioner Reen seconded the motion.

Resolution 3735 was ADOPTED with a no vote from Commissioner Goode and Commissioner Lillian abstaining.

(k) RESOLUTION NO. 3736
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH EDWARD J. GEE & ASSOCIATES IN THE AMOUNT OF $126,000.00 FOR THE DEVELOPMENT OF AN ARCHITECTURAL MASTERPLAN FOR WESTBROOK APARTMENTS, CAL 1-9

WHEREAS, Westbrook Apartments has been selected for the development of a detailed Masterplan; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by eleven architectural firms and determined that Edward J. Gee & Associates is the most appropriate consultant to develop the Masterplan; and

WHEREAS, Edward J. Gee & Associates has proposed a fee of $126,000.00 to provide services for the preparation of the Masterplan; and

WHEREAS, these fees are within the funding available in the CA-1-918 CIAP budget; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to Edward J. Gee & Associates in the amount of $126,000.00.

2. This resolution shall become effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3736 and Commissioner Williams seconded the motion.

Resolution No. 3736 was UNANIMOUSLY ADOPTED.

(l) RESOLUTION NO. 3737
DATE ADOPTED: 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH IDG ARCHITECTS FOR AN AMOUNT NOT TO EXCEED $167,000.00, FOR THE DEVELOPMENT OF AN ARCHITECTURAL MASTERPLAN FOR HUNTER'S VIEW, CAL 1-18(3)

WHEREAS, Hunter's View has been selected for the development of a detailed Masterplan; and

WHEREAS, the Authority advertised for these services, reviewed the proposals submitted by eleven architectural firms and determined that IDG Architects is the most appropriate consultant to develop the Masterplan; and

WHEREAS, IDG Architects has proposed a fee not to exceed $167,000.00 to provide services for the preparation of the Masterplan; and

WHEREAS, these fees are within the funding available in the CA-1-918 and CA-1-919 CIAP budgets; and

WHEREAS, the Authority has requested the Department of Housing and Urban Development to approve the execution of this contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director/Secretary is authorized to award a contract for said work to IDG Architects for an amount not to exceed $167,000.00.

2. This resolution shall becomes effective upon approval by the Department of Housing and Urban Development.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3737 and Commissioner Williams seconded the motion.

Resolution No. 3737 was UNANIMOUSLY ADOPTED.

(m) RESOLUTION NO. 3738
DATE ADOPTED 12/12/91

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH BLUEWATER ENVIRONMENTAL SERVICES FOR THE REMOVAL OF ASBESTOS CONTAINING MATERIALS AT ALEMANY FOR THE AMOUNT OF $45,225.00

WHEREAS, asbestos containing floor tile must be removed in the remaining buildings to be rehabilitated at the Alemany development; and

WHEREAS, the rehabilitation Contractor is not licensed to remove the asbestos containing floor tile; and

WHEREAS, it is imperative to have the asbestos tile removed so that the other construction activities can proceed, staff solicited bids from four specialized, properly licensed contractors and received bids as follows:

BIDDERS	AMOUNT
Bluewater Environmental Services	$ 46,225.00
Asbestos Management Group of California	$ 59,950.00
Synergy Environmental	$ 88,450.00
Restec Contractors Inc.	$154,000.00

WHEREAS, the Authority has evaluated the bids and determined that Bluewater Environmental Services is the lowest, responsive, bidder; and

WHEREAS, funding available in the Comprehensive Improvement Assistance Program for this effort.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The executive Director/Secretary is authorized to award a contract for said work to Bluewater Environmental Services, in the amount of $46,225.00.

2. This resolution shall become effective immediately.

APPROVED AS TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Williams moved to adopt Resolution No. 3738 and Commissioner Lillian seconded the motion.

Resolution No. 3738 was ADOPTED with a no vote from Commissioner Boileau and Commissioner Goode.

(n) RESOLUTION NO. 3739
DATE ADOPTED 12/12/91

RESOLUTION FOR APPROVAL OF CHANGE ORDER G-2 TO SCHRAM CONSTRUCTION,INC., IN THE AMOUNT OF $34,299.00 FOR MODIFICATION OF CONSTRUCTION CONTRACT TO REHABILITATE HEATING SYSTEM AT CAL 1-4 VALENCIA GARDENS

WHEREAS, the Housing Authority of the City and County of San Francisco, hereafter called "the Authority," entered in a construction contract with Schram Construction, Incorporated for the construction to rehabilitate the heating system at CAL 1-4, Valencia Gardens on July 1, 1191; and

WHEREAS, the Authority desires to add the scope of the work described by Change Order G-2; and

WHEREAS, the Authority staff has reviewed the proposed cost and found the same to be fair and reasonable; and

WHEREAS, funds in the amount of said Change Order area available in CIAP Budget CA 1-913.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Change Order G-2 in the amount of $34,299.00 to Schram Construction, Incorporated is hereby approved.

2. The Executive Director is authorized execute said Change Order.

3. This resolution shall become effective upon approval of said change order by the Department of Housing and Urban Development.

AS APPROVED TO FORM:

/s/Geraldine Chavis
Legal Counsel

12/12/91
Date

Commissioner Boileau moved to adopt Resolution No. 3739 and Commissioner Lillian seconded the motion.

Resolution No. 3739 was UNANIMOUSLY ADOPTED.

11. VISITORS:

Charles Amerson	Jan Allen
Eva May Williams	Linda Williams
Jewel Green	Jimmy Murphrey
Dr. Claus	Margarette Verges
Robert Spear	Peter Byrne

12. ADJOURNMENT: 6:20 PM

Reverend James E. Goode
President

David Gilmore, Secretary and
Executive Director

SF
H65
#4
12/26/91
ANCEL

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 554-1200

DOCUMENTS DEPT.
DEC 2 4 1991
SAN FRANCISCO
PUBLIC

December 26, 1991

PUBLIC NOTICE

The regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco to be held on Thursday, December 26, 1991 is cancelled.

Karen Moore
for David Gilmore
Secretary/Executive Director